

FOR SALE

Guide Price £185,000

Cheddon Road,



A Victorian family home situated on the edge of the town available with no onward chain, boasting 3 bedrooms, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, family bathroom, double glazing, gas central heating and a fully enclosed garden.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light with ceiling rose, door to:-

Dining Room

c.12'3 x 12'3 (3.73m x 3.73m)

With a Victorian feature fireplace with decorative surround, radiator, under stairs storage cupboard, a further storage cupboard with display cabinet over, picture rail, ceiling light, glazed doors to:-

Sitting Room

C13'8 x 12'8 (4.16m x 3.86m)

With a double glazed window with window seat to the front aspect, a Victorian feature fireplace with decorative surround, television point, radiator, picture rail, ceiling light and ceiling rose.

Kitchen Breakfast Room

c.13'11 max x 11'9 max (4.24m x 3.58m)

With double glazed doors to the rear aspect, a skylight window, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring hob, tiling to splash prone areas, breakfast bar, radiator, doorway through to:-

Utility Area

With 2 double glazed windows to the rear aspect, space and plumbing for a washing machine, space and point for a tumble dryer, wash hand basin with tiled splash back, working surface, wall mounted gas boiler for the hot water and central heating, door to:-

Cloakroom

With a low-level WC, extractor fan and ceiling light.



FIRST FLOOR

Landing

With access to a part boarded loft space, built-in storage cupboard, ceiling light, doors to:-

Bedroom 1

c.18'9 max x 11'6 max (5.71m x 3.50m)

With 2 double glazed windows to the front elevation, radiator, ceiling light.

Bedroom 2

c.10'8 x 9' (3.25m x 2.74m)

With a double glazed window to the rear elevation, radiator, a feature Victorian fireplace with decorative surround, ceiling light.

Bedroom 3

c.12'1 x 7'11 (3.58m x 2.41m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom

With a suite comprising of a bath, fully tiled shower cubicle, close coupled WC, pedestal wash hand basin, tiling to splash prone areas, heated towel rail, extractor fan and a wall light.

OUTSIDE

The rear garden is fully enclosed and is laid patio gravel seating areas, with a variety of mature trees and shrubs, there is a brick built garden store with power and light, rear access gate.

Council Tax Band :- B

Construction :- Brick under a tiled roof.

Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Wellsprings Primary School

Secondary School Catchment :- Taunton Academy



Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon Road.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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