



**FOR SALE**

**Guide Price £425,000**

**Lyngford Lane, Taunton**

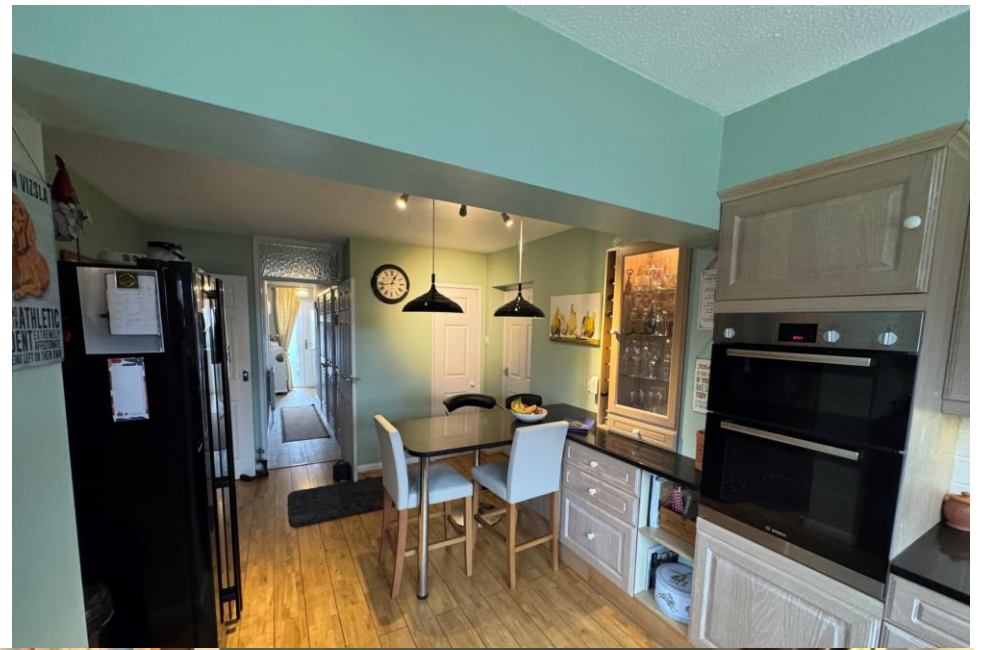




A beautifully presented 4 bedroom 1 being en-suite, detached family home, situated in a much sought-after location, boasting a sitting/dining room, a lovely kitchen/breakfast room, utility room, sun room, cloakroom, a superb family bathroom, double glazing, gas central heating, ample parking, garage and fully enclosed garden.









### Accommodation

A double glazed front door with side screen opening to:-

### Entrance Hall

With stairs to the first floor accommodation, radiator, under stairs storage cupboard, a further cloaks cupboard, ceiling light, door to:-

### Cloakroom

With a double glazed window to the side aspect, low-level WC, vanity wash hand basin with tiled splash back, radiator, ceiling light.

### Sitting/Dining Room

c.27'8 x 12'6 > 9'6 (8.43m x 3.81m)

With double glazed window to the front aspect, double glazed patio doors to the rear garden, wood burner with decorative surround and hearth, radiator, television point, 2 ceiling lights.

### Kitchen/Breakfast Room

c.19'2 x 10'5 (5.84m x 3.17m)

With double glazed windows to the side and rear aspects, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surfaces and breakfast bar incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in double oven and 4 ring gas hob and extractor cooker hood over, space and plumbing for a dishwasher, tiling to splash prone areas, built-in larder cupboard, 2 ceiling lights, door to:-

### Side Lobby

With a double glazed door to the front aspect, feature tiled floor and further door to:-







#### Utility Room

c.12'11 x 9'2 (3.93m x 2.79m)

With floor standing storage cupboards, working surfaces incorporating a single bowl single drainer stainless steel sink unit, space and plumbing for a washing machine, tiling to splash prone areas, ceiling light, from the side lobby there is another door to the:-

#### Sun Room

c.11'11 x 7'3 (3.63m x 2.20m)

With double glazed bi-folding doors to the rear garden, a continuation of the feature tiled floor, radiator, 2 wall lights.



#### Landing

With a double glazed window to the side elevation, access to the loft space, airing cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light, doors to:-

#### Bedroom 1

c.12'8 x 10'11 (3.86m x 3.32m)

With a double glazed window to the front elevation, radiator, built-in walk-in wardrobe, ceiling light, door to:-

#### En-Suite Shower Room

With a suite comprising a fully tiled shower cubicle, wash hand basin, close coupled WC, radiator, all walls being fully tiled, extractor fan, 2 ceiling lights.





#### Bedroom 2

c.11'4 x 10'11 (3.43m x 3.32m)

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

#### Bedroom 3

c.9'2 x 7'3 (2.79m x 2.20m)

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

#### Bedroom 4

c.9'9 x 8'1 (2.79m x 2.46m)

With a double glazed window to the front elevation, built-in wardrobe, radiator, ceiling light.



#### Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath with electric shower over, vanity wash hand basin, low-level WC, tiling to splash prone areas, heated towel rail, shaver socket, extractor fan and ceiling light.



## Outside

To the front of the property there is a raised lawn and gravel seating area, with driveway to the side and front providing ample parking for several vehicles and given access to a single garage, with power and light. The rear garden is fully enclosed and offers a generously proportioned patio and gravel seating area, with access to a lawn and a variety of mature shrubs and flowers, there is outside lighting, water supply and a covered storage area.

Council Tax Band:- D

Construction:- Brick under a tiled roof with double glazing.

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

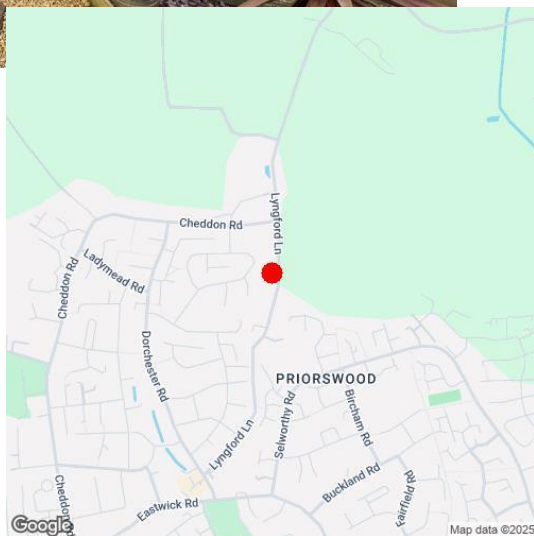
Flood Risk:- Surface very low, river and sea very low.

Primary School Catchment :- Wellsprings Primary School

Secondary School Catchment :- Taunton Academy







## Directions

Head out of Taunton up Cheddon Road, continue to the top of the road and turn right into Lyngford Lane and the property will be found on your right hand side

## 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



# Lyngfor Lane, Taunton



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

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

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

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

