



**FOR SALE**

**Guide Price £329,000**

**Calder Crescent,**





Calder Crescent, Taunton

A detached family home in a sought after location, offering 3 bedrooms 1 being en-suite, sitting room, dining room, kitchen, utility room, cloakroom, family bathroom, gas central heating, double glazing, garage, parking and a fully enclosed garden, the property is available with no onward chain.









Accommodation  
Front door opening to:-

#### Entrance Hall

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

#### Sitting Room

c.13'3 x 13'1 (4.03m x 3.98m)

With a double glazed window to the front aspect, laminate floor, radiator, minster stone decorative fireplace, television point, ceiling light, glazed doors through to the:-

#### Dining Room

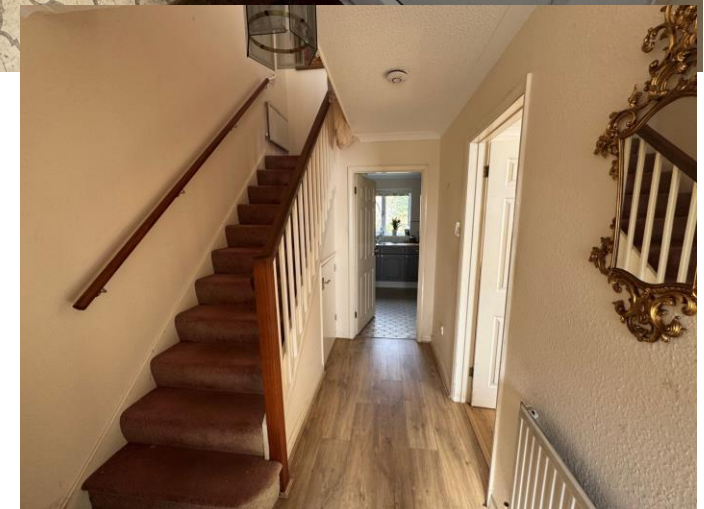
c.9'10 x 9'5 (2.99m x 2.87m)

With double glazed patio doors to the rear garden, a continuation of laminate floor, radiator, ceiling light.

#### Kitchen

c.9'9 x 9'6 (2.97m x 2.89m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ¼ bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, space and plumbing for a dishwasher, tiling to splash prone areas, radiator, ceiling light, door to:-







### Utility Room

c.7'8 x 7'7 (3.33m x 2.31m)

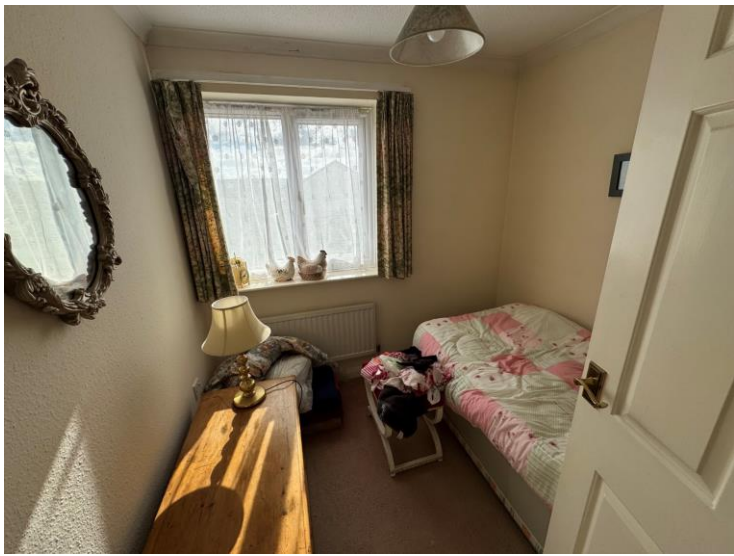
With a double glazed window and door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with a single bowl single drainer stainless steel sink unit with mixer tap, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, space and plumbing for a washing machine, ceiling light, personal door to the garage.



### Cloakroom

With a double glazed window to the front aspect, close coupled WC, vanity wash hand basin with tiled splash back and storage cupboard under, ceiling light.





### Landing

With access to the loft space, airing cupboard has an hot water cylinder and shelving, ceiling light, doors to:-

### Bedroom 1

c.10'2 x 10'1 (3.09m x 3.07m)

With a double glazed window to the rear elevation, radiator, built-in mirror fronted wardrobes, ceiling light, door to:-

### En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, shaver light and ceiling light.

### Bedroom 2

c.12'2 x 10'8 (3.70m x 3.25m)

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

### Bedroom 3

c.7'7 x 7'3 (2.31m x 2.20m)

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

### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, ceiling light.





## Outside

There is a driveway and gravel area providing ample parking and giving access to a single garage, with up and over door, power and lighting, the rear garden is fully enclosed and offers a patio area giving access to a raised lawn with a variety of mature shrubs.

Council Tax Band: - D

Construction: - Brick under a tiled roof.

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

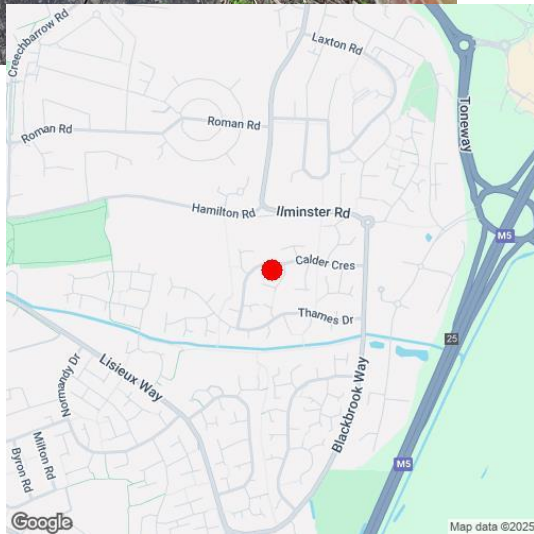
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Blackbrook School.

Secondary: - Heathfield School.







### Directions

Head out of Taunton down East Reach and follow the road into Hamilton Road, turn right into Iminster Road, at the roundabout turn right into Blackbrook Way and Calder Crescent 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.

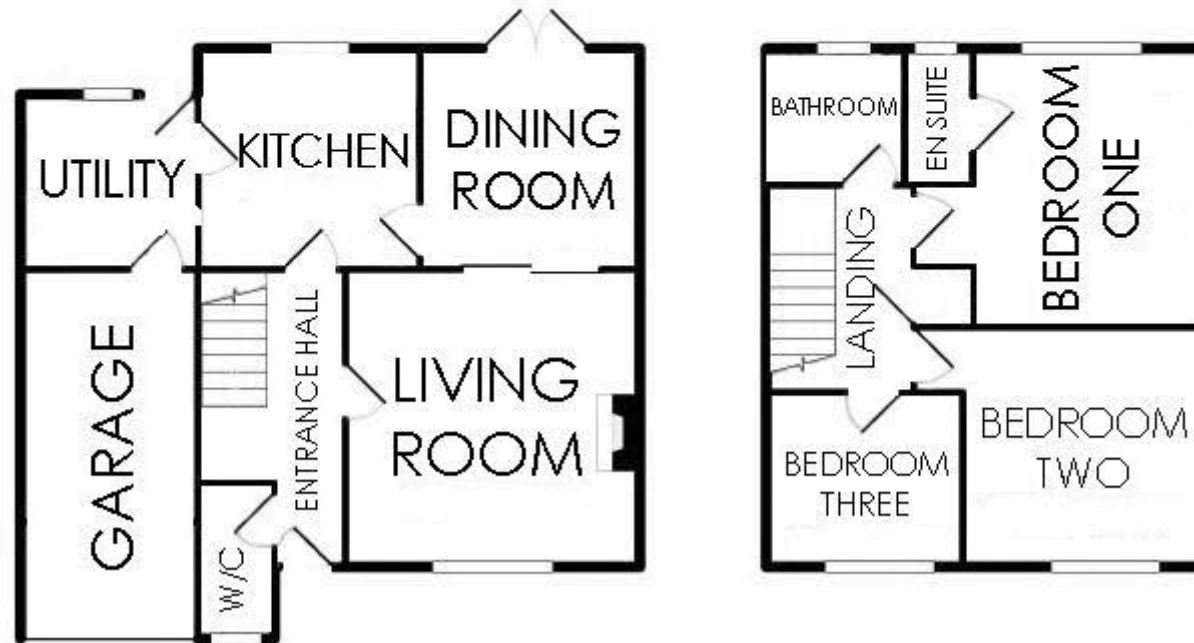
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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 



# Calder Crescent, 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.

