

FOR SALE

Guide Price £210,000

Blenheim Road, Taunton



A lovely family home boasting 3 bedrooms, sitting room, kitchen/dining room, family shower room, double glazing, gas central heating and a fully enclosed garden, situated in a quiet cul-de-sac position within easy reach of junction 25 of the M5 motorway.

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 feature tiled floor, radiator, stairs to first-floor accommodation, ceiling light, doors to:-

Sitting Room

c.14'8 x 11'3 (4.77m x 3.42m)

With a double glazed window to the front aspect, laminate floor, gas real flame fire with decorative surround, television point, ceiling light.

Kitchen/Dining Room

c.21'3 x 11'4 > 9'4 (6.47m x 3.45m > 2.84m)

With double glazed window and double glazed patio doors 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 sink unit with mixer tap, space and plumbing for a washing machine, built-in double fan assisted oven and 4 ring hob with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, continuation feature tiled floor, radiator, 2 ceiling lights.



FIRST FLOOR

Landing With a double glazed window to the side elevation, access to the loft space, ceiling light, doors to:-

Bedroom 1

c.14'8 x 9'7 (4.47m x 2.92m)

With a double glazed window to the rear elevation, built-in wardrobe and storage cupboard, radiator, ceiling light.

Bedroom 2

c.11'3 plus door recess x 10'2 (3.42m x 3.09m)

With a double glazed window enjoying far reaching views to the front elevation, radiator, ceiling light.

Bedroom 3

c.9'8 x 7'3 (2.94m x 2.20m)

With a double glazed window to the front elevation again enjoying far reaching views, radiator, ceiling light.

Family Shower Room

With a double glazed window to the side elevation, a suite comprising of a double shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, ceiling light.

OUTSIDE To the front of the property there is an enclosed garden laid to gravel enjoying far reaching views, the rear garden is fully enclosed and offers a patio with steps to a raised lawn and flowerbeds housing a variety of mature shrubs and flowers, there is a side access gate and a garden store/workshop with WC.

Council Tax Band :- A

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

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

Primary School Catchment :- Minerva School.

Secondary School Catchment :- Heathfield School.

Awaiting epc



Awaiting floorplan

Directions

Head out of Taunton along Hamilton Road, follow this road round into Bridgwater Road, turn right into Orchard Way and Blenheim Road will be found on the right at the top of the 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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