

FOR SALE

Guide Price £177,000

Pyrland Fields,



A beautifully presented family home, constructed in 2015 by highly regarded local developers Messrs Summerfield Homes as part of the affordable housing scheme (MyHome) The MyHome scheme offers purchasers the opportunity to own a property outright however paying only 80% of the open market value - subject to qualifying criteria and approval from Somerset West and Taunton council. Unlike shared ownership, there is no rent to pay and you own 100% of the property. The property boasts 2 bedroom, sitting/dining room, a lovely kitchen and family bathroom, double glazing, gas central heating, enclosed garden and parking for 2 cars.

Ground Floor

Accommodation

Front door opening to:-

Entrance Lobby

Open plan through to the:-

Open Plan Sitting/Kitchen/Dining Room

c.24'9 max x 12'1max (7.54m x 3.68m)

With stairs to the first floor accommodation, double glazed window to the front aspect, double glazed patio doors to the rear garden, under stairs storage cupboard, 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 oven and 4 ring gas hob with extractor cooker hood over, space and plumbing for a washing machine, 2 radiators, television point, 4 ceiling lights and door to:-

Cloakroom

With a double glazed window to the front aspect, close coupled WC, wash hand basin with tiled splash back, radiator, extractor fan, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, radiator, ceiling light, doors to:-

Bedroom 1

c.12' x 8'9 (3.65m x 2.66m)

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

Bedroom 2

c.12' x 8'6 (3.65m x 2.59m)

With a double glazed window to the front elevation, radiator, built-in storage cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light.

Bathroom

With a suite comprising of a bath with mixer tap and shower handset, close coupled WC, pedestal wash hand basin, tiling to splash prone areas, radiator, extractor fan, ceiling light.

OUTSIDE

To the front of the property there are 2 parking spaces, and the rear garden is fully enclosed with a patio and pathway to the rear access gate, small lawn, and gravel flowerbeds housing a variety of shrubs.

Council Tax Band :- B

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

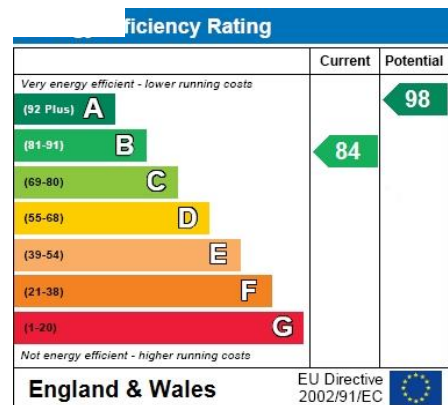
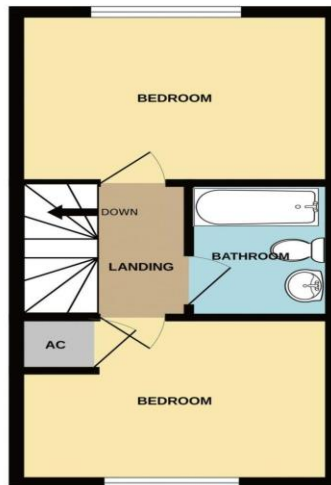
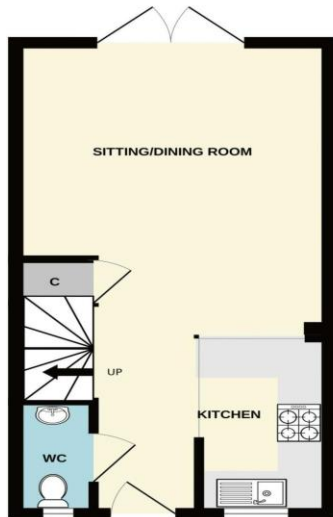
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Cheddon Fitzpain Primary

Secondary School Catchment :- Taunton Academy





Directions

From TRG Lawrence & Son proceed along Station Road, turn right at the lights into Priorswood Road and left into Cheddon Road, pass the school and Pyrland Fields will be found on the left 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.

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