

FOR SALE

Guide Price £165,000

Wimborne, Taunton



A 2 bedroom end of terrace back to back property with no onward chain, offering a sitting room, kitchen, bathroom, double glazing, gas central heating, front garden, and communal parking, located in a cul-de-sac position, situated in the much sought after Blackbrook area.

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

UPVC double glazed front door opening through to

Sitting Room

c. 14' 1" x 12' 6" (4.29m x 3.81m)

Double glazed window to the front aspect, stairs to first floor accommodation, electric focal point fire with decorative surround, television point, telephone point, radiator, ceiling light point.

Kitchen

c. 12' 6" x 5' 7" (3.81m x 1.70m)

Double glazed window to the front aspect, 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 taps, space and point for an electric oven with extractor cooker hood over, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, space and plumbing for washing machine, radiator, ceiling light point.



Landing

Access to loft space, ceiling light point and doors to

Bedroom 1

c. 10' 9" x 10' 5" narrowing to 9' 2" (3.28m x 3.18m > 2.79m)

Double glazed window to the front elevation, built-in wardrobe, radiator, television point, built in storage cupboard, ceiling light point.

Bedroom 2

c. 8' 11" x 6' 0" (2.72m x 1.83m)

Double glazed window to the front elevation, radiator, ceiling light point.

Bathroom

With a suite comprising a panel bath shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light point.



OUTSIDE

Outside

To the front of the property there is a small garden laid to lawn and patio.

Council Tax Band :- B

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

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

Flood Risk :- Surface high, river and sea high.

Secondary School Catchment :- Blackbrook Primary.

Secondary Scholl Catchment :- Heathfield School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			92
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Awaiting floorplan

Directions

Head out of Taunton along Lisiuex Way, turn left into the second turning for Ashbourne Crescent and Wimborne Close 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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