



FOR SALE

Guide Price £260,000

Cleveland Street, Taunton



A lovely family home ideally situated for the town, train station, riverside walks and French Weir, boasting 3 bedroom 1 being in the loft, sitting room, dining room, kitchen, downstairs shower room, first-floor bathroom, double glazing, gas central heating and a fully enclosed garden, the property is presented a very good decorative order throughout and is available with no onward chain.





Accommodation
Front door opening to:-

Entrance Hall
With a laminate floor, radiator, stairs to first-floor accommodation, door to:-

Sitting Room
c.13'2 max x 10'9 max (4.01m x 3.27m)
With a double glazed bay window to the front aspect, a continuation of the laminate floor, feature Victorian fireplace with decorative surround, television point, radiator, ceiling light.

Dining Room
c.12'2 x 11'4 (3.70m x 3.45m)
With a double glazed sash window to the rear aspect, a continuation of the laminate floor, under stairs storage cupboard, radiator, ceiling light, door to:-

Kitchen
c.12'2 x 6'6 (3.70m x 1.98m)
With a double glazed window and part glazed door to the side 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 tap, space and plumbing for a washing machine, built-in oven and 4 ring hob with extractor cooker hood over, feature tiled floor, tiling to splash prone areas, ceiling light, radiator and a cupboard housing the wall mounted gas boiler for the hot water and central heating, door to:-

Shower Room
With a double glazed window to the rear aspect, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, all walls being fully tiled, radiator, 3 spotlights.





Landing

With stairs to bedroom one/loft room, built in storage cupboard, ceiling light, doors to:-

Bedroom 2

c.12'4 x 8'7 (3.75m x 2.61m)

With a double glazed sash window to the rear elevation, a feature Victorian fireplace, radiator, ceiling light.

Bedroom 3

c.11'6 max x 10' plus recess (3.50m x 3.04m)

With a double glazed sash window to the front elevation, a Victorian feature fireplace, radiator, ceiling light.



Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, built in storage cupboard, extractor fan, ceiling light.

Bedroom 1/loft room

c.11'6 x 9'8 (3.50m x 2.94m) sloping ceiling.

With 2 double glazed velux windows to the rear elevation, radiator, ceiling light.



Outside

The rear garden is a fully enclosed laid to gravel and decking seating area, with flowerbeds housing a variety of mature shrubs.

Council Tax Band :- B

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

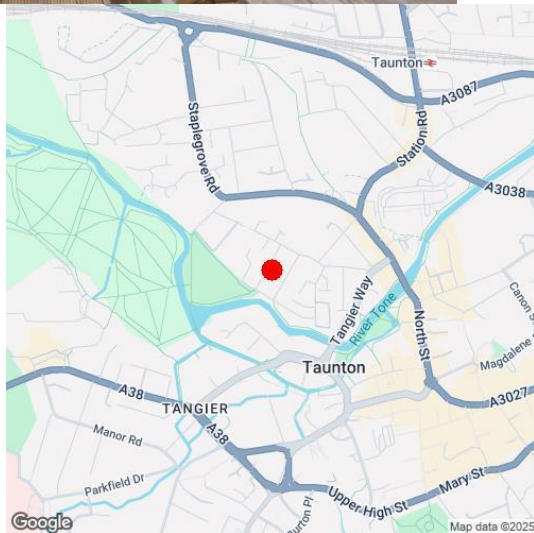
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- North Town

Secondary School Catchment:- The Academy





Directions

Head up Wood Street from TRG Lawrence & Son, turn right and the 2nd left is Cleveland Street.

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.

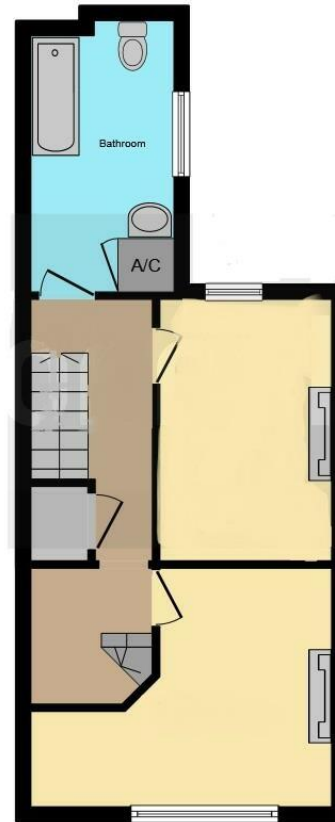
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

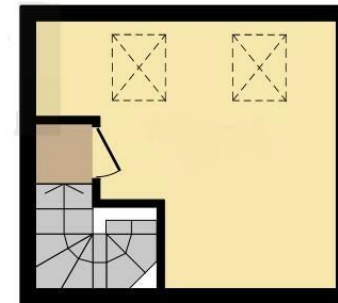
Cleveland Street, Taunton



Ground Floor



First Floor



Second Floor

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

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

