



**FOR SALE**

**Guide Price £295,000**

**Cranmer Road,**





Cranmer Road, Taunton

A beautifully presented family home situated in a much sought-after location, offering 3 bedrooms and a loft room (with en-suite), sitting room, dining room, cloakroom, a lovely kitchen, superb family bathroom, double glazing, gas central heating, fully enclosed low maintenance garden and garage, the property is available with no onward chain,









### Accommodation

With a double glazed front door opening to:-

### Cloakroom

With a wash hand basin with storage under, low level WC, radiator, extractor fan and 2 spotlights.

### Entrance Hall

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

### Sitting Room

c.12'10 x 12'4 (3.91m x 3.75m)

With a double glazed bay window to the front aspect, gas real flame fire with decorative surround, radiator, wooden floor, 3 wall lights, television point, ceiling light.

### Dining Room

c.12'2 x 11'4 (3.70m x 3.45m)

With open archway obtaining borrowed light from the kitchen, radiator, wooden floor, ceiling light.







#### Kitchen

c.19'2 max x 8'11 > 7'5 (5.84m x 3.02m > 2.26m)

With a double glazed window and patio doors to the rear aspect, double glazed velux window, wooden floor, 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 hob with extractor cooker hood over, space and plumbing for both washing machine and dishwasher, radiator.

#### Landing

With stairs to the loft room, ceiling light, doors to:-

#### Bedroom 1

c.11'4 x 8'6 (3.45m x 2.59m)

With a double glazed window to the rear elevation, radiator, built-in wardrobes, ceiling light.

#### Bedroom 2

c.11'9 x 10'3 (3.58m x 3.12m)

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







### Bedroom 3

c.6'10 x 6'5 (2.08m x 1.95m)

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, Walls benefiting from the fully tiled, heated towel rail, feature tiled floor, ceiling light.

### Loft Room

c.11'10 x 12'6 > 9'11 (3.60m x 3.81m > 3.02m)

With a double glazed velux window to the rear elevation, built-in wardrobes, under-eaves storage cupboards, radiator, 3 ceiling lights, door to:-

### En-Suite Shower Room

With a fully tiled shower cubicle, wash hand basin with storage under & tiled splash back, low-level WC, heated towel rail, extractor fan, 3 spotlights.





## Outside

To the front of the property there is a raised gravelled garden with flowerbed borders and pathway to the front door, the rear garden is fully enclosed and is laid to patio with small artificial lawn area, rear gated access, raised flowerbeds housing a variety of mature trees and shrubs, and access to a single garage.

Council Tax Band: - C

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

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

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

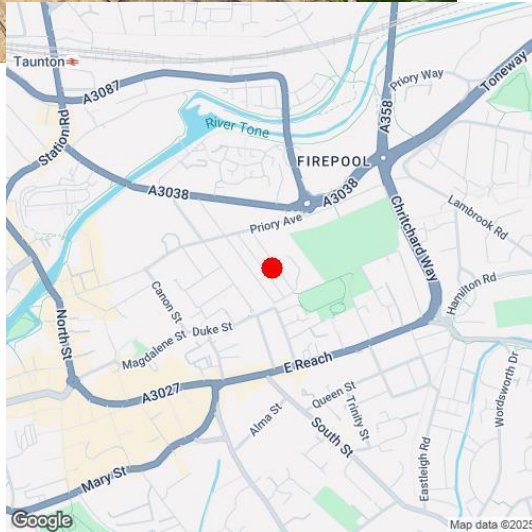
Primary School Catchment: - St James C of E

Secondary School Catchment: - Bishop Foxes





AWAITING EPC



## Directions

From Taunton head out along Priory Bridge Road, turn right into Winchester Street and follow the road round at the end into Cranmer Road and the property 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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# Cranmer Road, Taunton

AWATING FLOOR PLAN

**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)**

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