

FOR SALE

Guide Price £265,000

Hither Mead,



A beautifully presented family home situated in a much sought-after village location, boasting 3 bedrooms, sitting room, a lovely kitchen/dining room, a superb family bathroom, double glazing, gas central heating, fully enclosed garden, parking and the added advantage of a garage.

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

With a double glazed front door opening to:-

Entrance Hall

With a double glazed window to the side aspect, radiator, stairs to first-floor accommodation, built-in storage cupboard, ceiling light, door to:-

Sitting Room

c.13'11 x 12'2 (4.24m x 3.70m)

With a double glazed window to the front aspect, under stairs storage cupboard, radiator, a bespoke hand crafted window seat with storage cupboards, television point, ceiling light, door to :-

Kitchen/Dining Room

c.15'6 x 8'10 (4.72m x 2.69m)

With a double glazed window to the rear aspect, double glazed door to the rear porch, 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, built-in electric double oven and 4 ring hob with extractor cooker hood over, space and plumbing for both dishwasher and washing machine, laminate floor, radiator, television point, wall mounted gas boiler for the hot water and central heating, 6 spotlights.

Rear Porch

With double glazed windows to both sides and rear aspects, a double glazed door to the garden and wall light point.



FIRST FLOOR

Landing

With a double glazed window to the side elevation, access to the loft space, built-in shelved storage cupboard, ceiling light, doors to:-

Bedroom 1

c.10'3 x 9' (3.12m x 3.04m)

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

Bedroom 2

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

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

Bedroom 3

c.8'3 x 6'6 (2.51 x 1.98m)

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

Bathroom

With a double glazed window to the side elevation, a suite comprising of a "P" bath with shower over, wash hand basin with storage under, low-level WC, electric underfloor heating fitted via its own thermostat, heated towel rail, all walls benefiting from being fully tiled, feature tiled floor, extractor fan and 4 spotlights.

Outside

To the front of the property there is a lawn with pathway to the front door, and the rear garden is fully enclosed and offers a patio with lawn, steps down to a further generously proportioned patio with pergola over, rear access gate, outside lighting and water supply, personal door to the :-

Single Garage

With power, lighting and parking for 2 vehicles outside.

Council Tax Band :- C

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

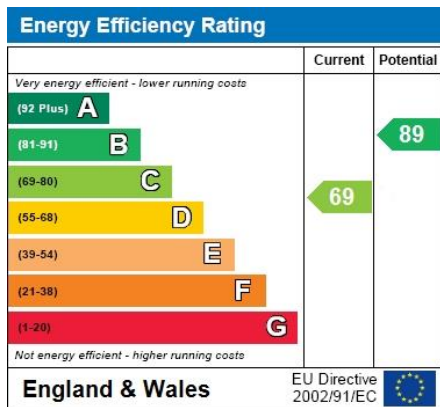
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Bishops Lydeard Church School.

Secondary School Catchment :- Kingsmead School.





Directions

From Taunton head out on the Minehead Road, pass Norton Manor Camp and at the roundabout go straight over and turn right signed Bishops Lydeard, take the second right into Hither mead and the property will be found on your right 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

