



FOR SALE

Guide Price £375,000

Summerleaze Crescent,



Summerleaze Crescent, Taunton

A 4 bedrooms 1 being en-suite detached family home, available with no onward chain, situated in a much sought-after location, presented well boasting a sitting room, dining room, kitchen, utility room, cloakroom, family bathroom, double glazing, gas central heating, gated parking, double garage and a fully enclosed garden.





Accommodation

Front door opening to :-

Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, 2 ceiling lights, doors to:-

Cloakroom

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

Sitting Room

c.20' x 11' max (6.09m x 3.35m)

With a double glazed window to the front aspect and double glazed patio doors to the rear garden, gas real flame fire with decorative surround, 2 radiators, television point, 2 ceiling lights.

Dining Room

c.12'3 x 9'8 (3.73m x 2.94m)

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





Kitchen

c.9'9 x 9'8 (2.97m x 2.94m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a 1&1/4 single drainer sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, radiator, ceiling light, archway through to:-

Utility Room

c.6'1 x 5' (1.85m x 1.52m)

With a double glazed door to the rear garden, floor standing storage cupboard with working surface over incorporating a single bowl single drainer stainless steel sink unit, radiator, wall mounted gas boiler for the hot water and central heating, ceiling light.

Landing

With access to the loft space, airing cupboard housing a hot water cylinder, double glazed window to the rear elevation, radiator, ceiling light, doors to:-

Bedroom 1

c.11'2 x 11' (3.40m x 3.35m)

With a double glazed window to the front elevation, radiator, ceiling light, and door to:-





En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, shaver light and ceiling light.

Bedroom 2

c.11'2 x 8'10 (3.40m x 2.69m)

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

Bedroom 3

c.9'7 x 8'9 (2.92m x 2.66m)

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

Bedroom 4

c.9'8 x 6'5 (2.94m x 1.95m)

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

Family Bathroom

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



Outside

The property offers a gated driveway with access to a double garage, with 2 up and over doors, power and lighting with a personal door to the rear garden, which is fully enclosed and offers a small patio and a generously proportioned lawn with outside lighting.

Council Tax Band: - C

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

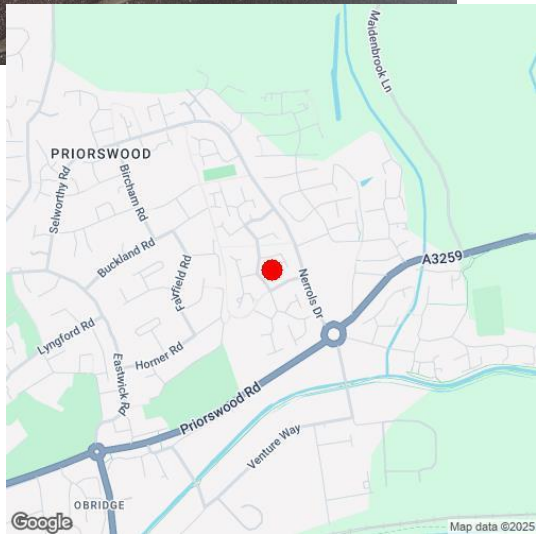
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - Lyngford Park.

Secondary School Catchment :- Taunton Academy.





Directions

From Taunton head out along Priorswood Road, at the roundabout go straight over, at the next roundabout turn left, then take the next left into Summerlease Crescent.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	70	
(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 

Summerleaze Crescent, Taunton

AWAITING 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

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

