



FOR SALE

Guide Price £300,000

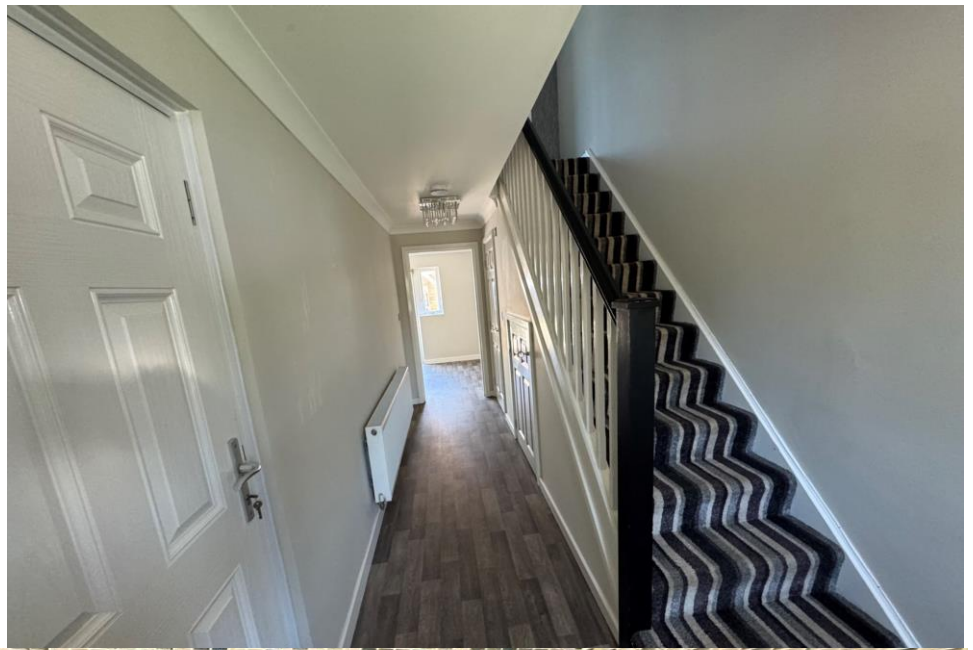
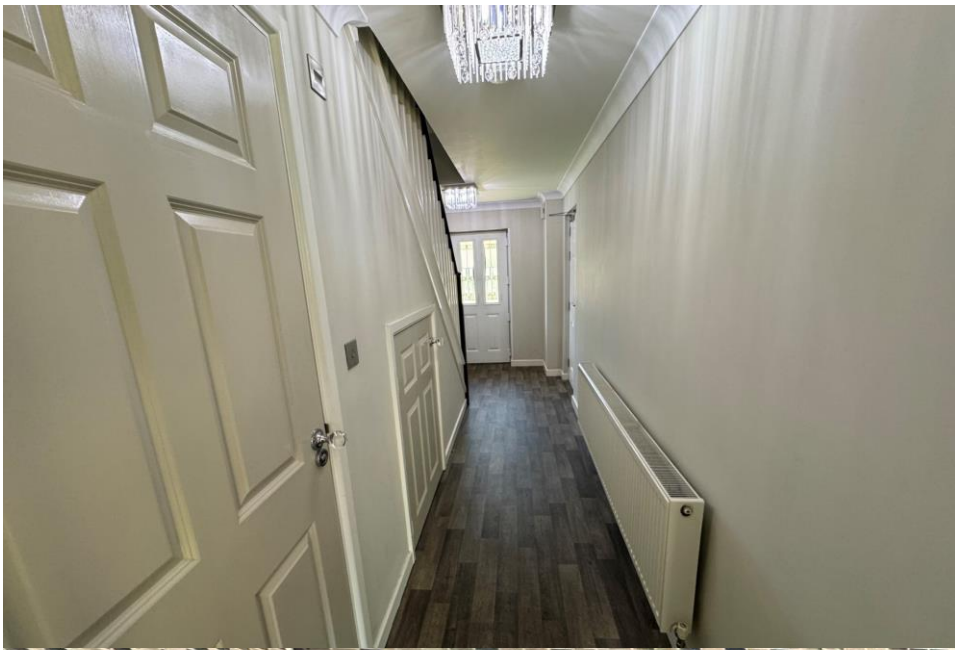
Massingham Park,



Massingham Park, Taunton

A stunning, beautifully presented three-storey townhouse, boasting a sitting room, kitchen/dining room, cloakroom, 4 bedrooms 1 being en-suite, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed garden, the property is presented over three floors and is situated within an easy drive of junction 25 of the M5 motorway, train station and the town alike.





Accommodation

Double glazed front door opening to:-

Entrance Hall

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

Cloakroom

With a corner wash hand basin, close coupled WC, heated towel rail, extractor fan, fully tiled with Morano glass tiles, ceiling light.

Kitchen/Dining Room

c.16'9 x 9'1 (5.10m x 2.77m)

With a double glazed door and windows to the rear garden, 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 5 ring gas hob with extractor cooker hood over, microwave, space and plumbing for a washing machine, radiator, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, 2 ceiling lights.





First-Floor Landing

With a double glazed window to the front elevation, radiator, stairs to the second floor accommodation, ceiling light, doors to:-

Sitting Room

c.16'10x 11'1 (5.12m x 3.37m)

With a triple glazed window to the rear elevation, 2 radiators, 2 ceiling lights.

Bedroom 1

c.12'5 max x 9'11 (3.78m x 3.01m)

With a double glazed window to the front elevation, radiator, built-in wardrobes, ceiling light, television point, door to:-

En-Suite Shower Room

With a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, shaver socket, extractor fan and ceiling light.





Second-Floor Landing

With access to the boarded loft space, radiator, airing cupboard housing a hot water cylinder and shelving, ceiling light, doors to:-

Bedroom 2

c.17' x 11'1 (5.17m x 3.38m)

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

Bedroom 3

c.10'7 x 7'10 (3.22m x 2.38m)

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

Bedroom 4

c.8'9 x 6'7 (2.66m x 2.00m)

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

Family Bathroom

With a suite comprising of a bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, radiator, tiling to all walls, extractor fan and ceiling light.



To the front of the property there is a small lawn garden with drive way to the side providing parking, and giving access to a single garage, with sealed roller door, power, lighting, sink, plumbing and space for a washing machine and dryer, the rear garden is fully enclosed and is laid to lawn/patio and gravel seating areas, with a deck area giving access to an insulated summer house/office side access gate,

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

Council Tax Band :- D

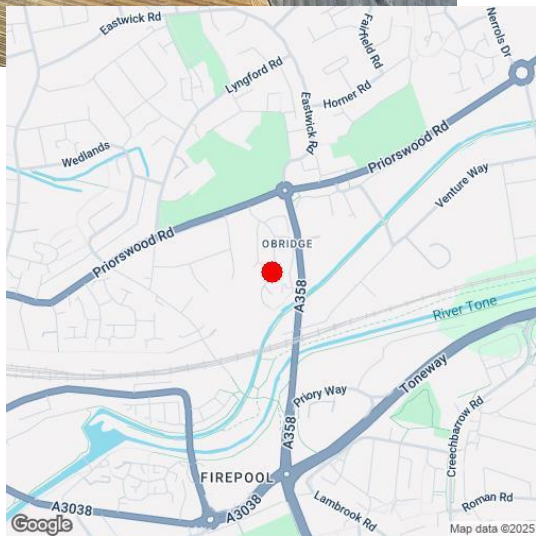
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Priorswood Primary

Secondary School Catchment :- Taunton Academy





Directions

From Taunton head out along Priorswood Road and turn right into Massingham Park.

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 | | 87 |
| (69-80) C | 77 | |
| (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 |

Massingham Park, Taunton



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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.



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