



FOR SALE

Guide Price £450,000

St Quintins Park,



St Quintins Park, Taunton

A 4 bedroom 1 being en-suite, detached family home situated in a cul-de-sac position in a much sought-after location, available with no onward chain this property and enjoys a sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, family bathroom, double glazing, gas central heating, parking, double garage and a fully enclosed garden.





Accommodation
Front door opening to:-

Entrance Hall

With a laminate floor, radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, pedestal wash hand basin, close coupled WC, ceiling light

Sitting Room

c.19' x 11'6 (5.8m x 3.5m)

With a double glazed window to the front aspect, double glazed patio doors to the rear garden, a feature open fireplace with decorative surround and hearth, 2 radiators, 4 wall lights and television point.

Dining Room

c.11'6 x 9' (3.5m x 2.7m)

With 2 double glazed windows to the front aspect, radiator, ceiling light.

Kitchen/Breakfast Room

c.11'6 x 9'6 (3.5m x 2.9m)

With 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 bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring gas hob, tiling to splash prone areas, continuation of the laminate floor, radiator, ceiling light, door to:-





Utility Room

c.6'4 x 6'3 (1.9m x 6.3m)

With a double glazed door to the rear garden, floor standing

storage cupboard with working surfaces over incorporating a single bowl single drainer stainless steel sink unit, radiator, space and plumbing for a washing machine, space for a tumble dryer, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, ceiling light.



Landing

With a double glazed window to the front elevation, access to the loft space, ceiling light, airing cupboard has an hot water cylinder and shelving, doors to:-

Bedroom 1

c.12'max x 10'8 (3.7m x 3.2m)

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

En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising a shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver light, extractor fan and ceiling light.



Bedroom 2

c.11'6 x 8'10 (3.5m x 2.7m)

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

Bedroom 3

c.11'6 x 7'3 (3.5m x 2.2m)

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

Bedroom 4

c.11'6 x 6'11 (3.5m x 2.1m)

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

Family Bathroom

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



Outside

To the side of the property there is a driveway providing parking and giving access to a double garage, with 2 double doors, power, lighting and a personal door to the fully enclosed rear garden, which offers a generously proportioned lawn with circular patio and side access gate

Council Tax band: - E

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

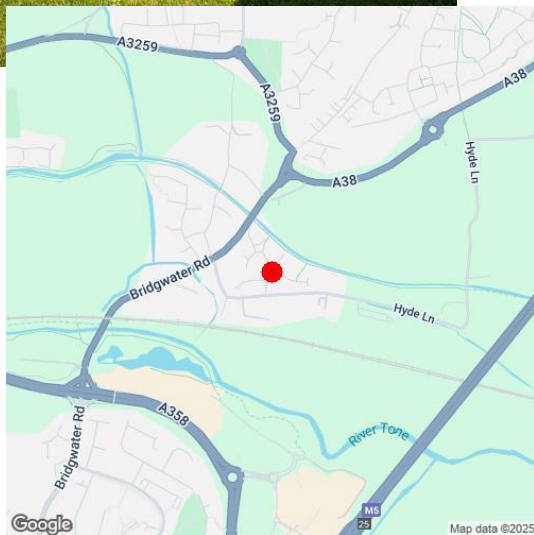
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School





Directions

Head out of Taunton on the Bridgwater road, turn right at the Bathpool Inn public house and St Quintins Park will be found on your left.

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.

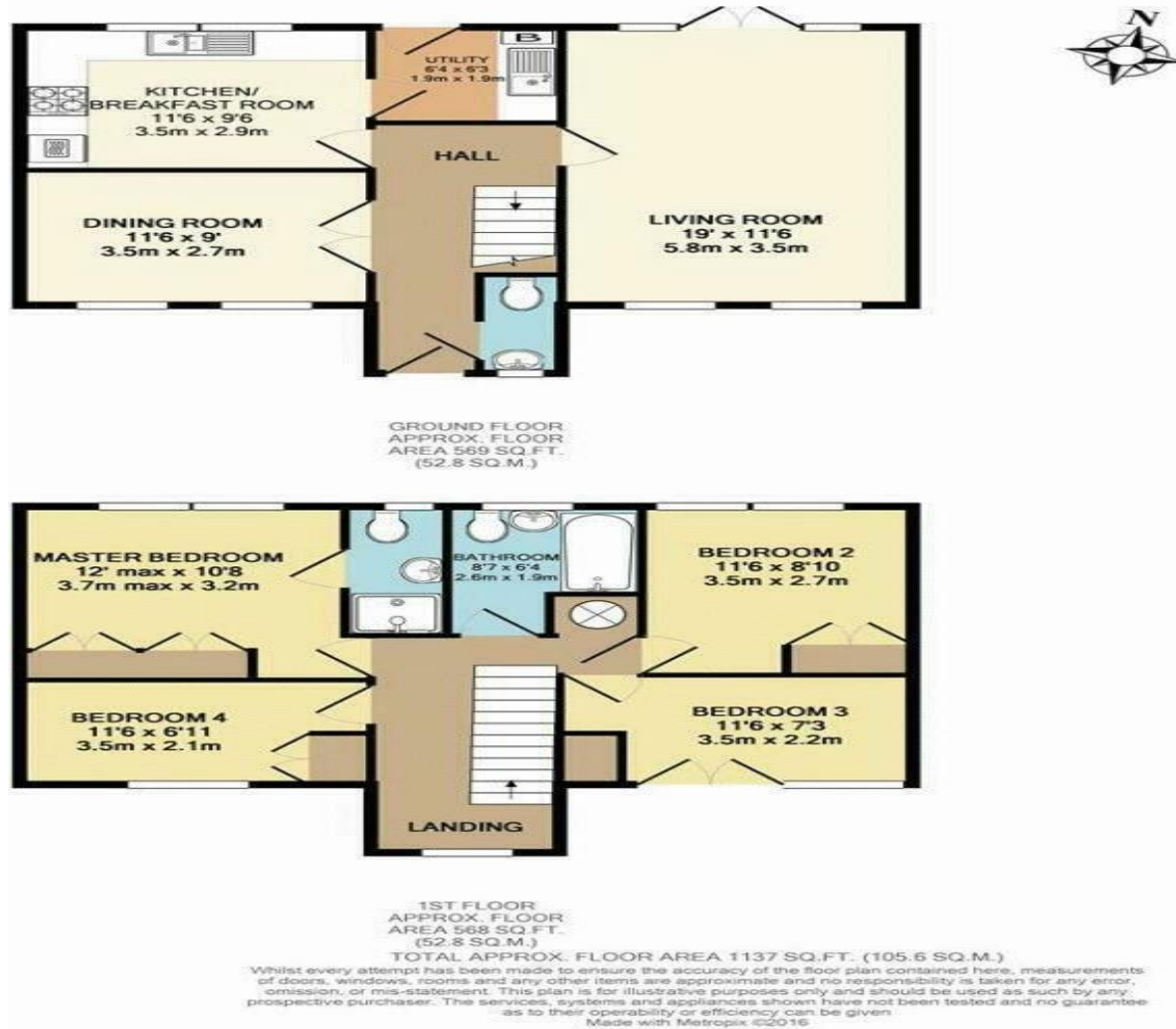
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

St Quintins Park, Taunton



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.

