

FOR SALE

Guide Price £225,000

Albermarle Road,



A Victorian family home presented in good decorative order throughout, offering 2 bedrooms, sitting room, dining room, kitchen, ground floor and first floor bathrooms, double glazing, gas central heating and a fully enclosed low maintenance garden, the property is ideally situated for the town and train station alike.

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

Front door opening to:-

Entrance Hall

With stairs to first-floor accommodation, radiator, 2 ceiling lights, door to:-

Dining Room

c.11'11 x 11'6 (3.63m x 3.45m)

With a double glazed window to the rear aspect a feature, open display fireplace, radiator, ceiling light, archway through to:-

Sitting Room

c.12' x 11'6 (3.65m x 3.50m)

With a double glazed window to the front aspect, a feature open display fireplace, radiator, 4 wall lights.

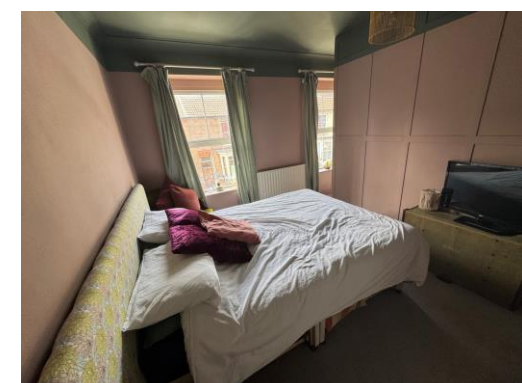
Kitchen

c.14'6 x 8' (4.41m x 2.43m)

With a double glazed door and window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, built-in electric double oven and 4 ring hob with extractor cooker hood over, working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, feature tiled floor, under stairs storage cupboard, radiator, 6 spotlights and access through to a utility area, with a double glazed window to the side aspect, space and plumbing for a washing machine and space for a tumble dryer, a continuation feature tiled floor and a ceiling light with door to:-

Bathroom

With a double glazed window to the rear aspect, a suite comprising of a bath with shower over, pedestal wash hand basin, low-level WC, all walls benefiting from being fully tiled, radiator, heated towel rail, 2 spotlights.



FIRST FLOOR

Bedroom 1

c.12'1 x 9'2 (3.68m x 2.79m)

With 2 double glazed Windows to the front elevation, radiator, a partition creating walk-in wardrobes and dressing area, ceiling light.

Bedroom 2

c.11'9 x 9'5 (3.58m x 2.87m)

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

Bathroom

With a double glazed window to the rear elevation, a suite comprising of a Victorian style freestanding bath with mixer tap and shower handset, fully tiled shower cubicle, wash hand basin with tiled splash back, close coupled WC, feature tiled floor, radiator, 2 wall lights and a ceiling light.

Outside

The rear garden is fully enclosed and offers a patio, which gives access to a lazy lawn and gravel seating area, with flowerbeds housing a variety of mature shrubs, there is outside water supply.

Council Tax Band: - B

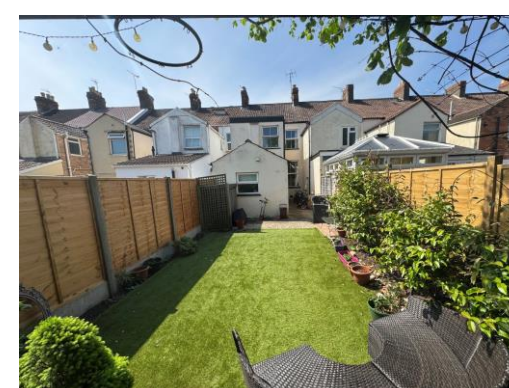
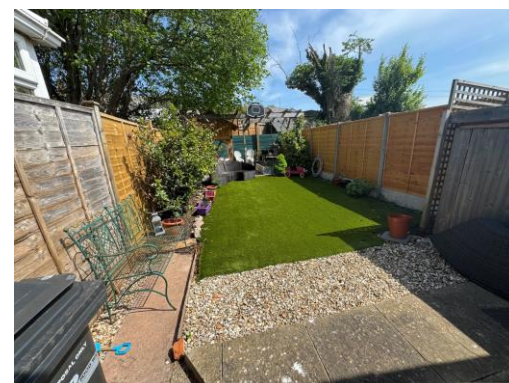
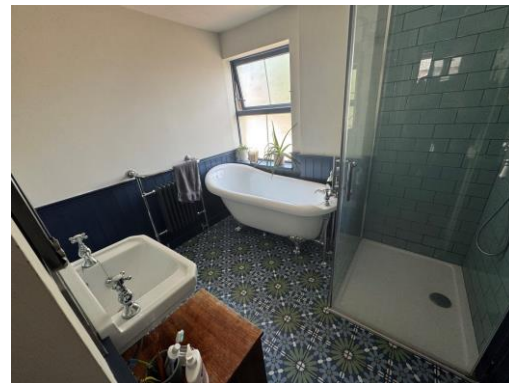
Construction: - Brick under a tiled roof with double glazing.

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

Flood Risk: - Surface high, river and sea high.

Primary School Catchment: - North Town Primary.

Secondary School Catchment :- Taunton Academy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Head along Station Road and Albemarle Road will be found on your 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.

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.

