

## FOR SALE

**Guide Price £210,000**

**Compton Close,**



**A beautifully presented 2 bedroom family home, ideally situated for the town and train station alike, available with no onward chain, boasting a sitting room, kitchen/dining room, family bathroom, double glazing, gas central heating, fully enclosed garden and parking for 2 vehicles.**

**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](http://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 Lobby

With exposed wooden floor, ceiling light, door to:-

### Sitting Room

c.13'4 x 11' (4.06m x 3.35m)

With a double glazed window to the front aspect, a continuation of the exposed wooden floor, stairs to the first floor accommodation, under stairs storage cupboard, television point, radiator, 2 wall lights, ceiling light, door to:-

### Kitchen/Dining Room

c.13'9 x 8'1 (4.19m x 2.46m)

With a double glazed window and door to the rear garden, continuation of the exposed wooden floor, 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, tiling to splash prone areas, built-in electric oven and microwave, built-in 4 ring gas hob with extractor cooker hood over, built-in fridge, space and plumbing for a washing machine, radiator, 2 ceiling lights.





## FIRST FLOOR

### Landing

With access to the loft space, ceiling light, doors to:-

### Bedroom 1

c.11'5 x 10'6 (3.47m x 3.20m)

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



### Bedroom 2

c.10' x 8' (3.04m x 2.43m)

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



### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, wash hand basin with mixer tap, close coupled WC, feature tiled floor, all walls benefiting from being fully tiled, heated towel rail, shaver socket, extractor fan, 5 spotlight fittings.



### Outside

To the front of the property there is parking for 2 vehicles and an outside storage facility, the rear garden is fully enclosed and offers a lawn and gravel seating area, with a raised deck area.



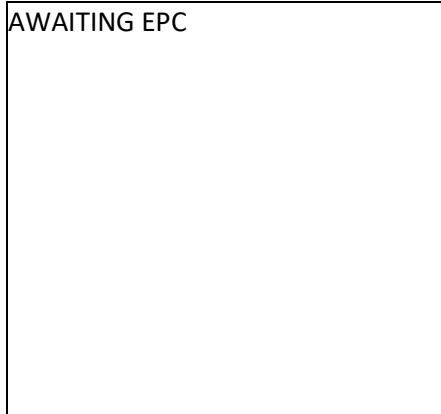
Council Tax Band: - B

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.

AWAITING EPC



## Directions

Directions From Taunton head out along Priorswood Road, turn right into Heavltree Way and right into Compton Close.

### 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.

