

FOR SALE

Guide Price £240,000

Marshall Court



A lovely village home, boasting 3 bedrooms 1 being en-suite, sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed garden.

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 a radiator, ceiling light and door to:-

Cloakroom

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

Sitting Room

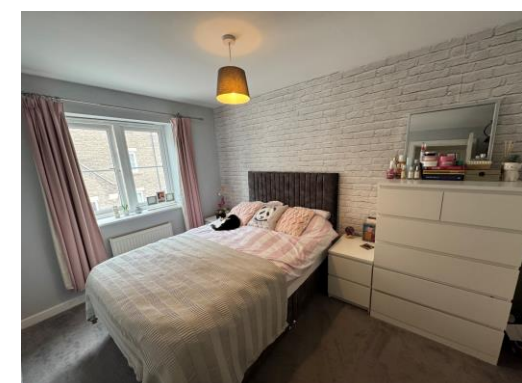
c.17'6 x 15'2 max (5.33m x 4.62m)

With a double glazed window to the front aspect, exposed wooden floor, radiator, television point, stairs to the first floor accommodation, 2 ceiling lights, door to:-

Kitchen/Dining Room

c.15' x 9'1 (4.57m x 2.76m)

With double glazed window and door 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, space and plumbing for both washing machine and dishwasher, built-in electric oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, under stairs storage cupboard, radiator, 6 spotlight fittings.



FIRST FLOOR

Landing

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

Bedroom 1

c.13'8 max x 8'3 (4.16m x 2.51m)

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

En-Suite Shower Room

With a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, shaver socket, heated towel rail, extractor fan, and 2 ceiling lights.

Bedroom 2

c.10'4 x 8'2 (3.14 x 2.48)

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

Bedroom 3

c.8'3 x 6'7 (2.51m x 2.00m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, vanity wash hand basin with storage under, close coupled WC, tiling to splash prone areas, heated towel rail, shaver socket, ceiling light.

Outside

There is a driveway providing parking and giving access to a single garage with power, lighting and a personal door to the rear garden, which is fully enclosed and offers a patio and lawn area with a variety of mature shrubs.

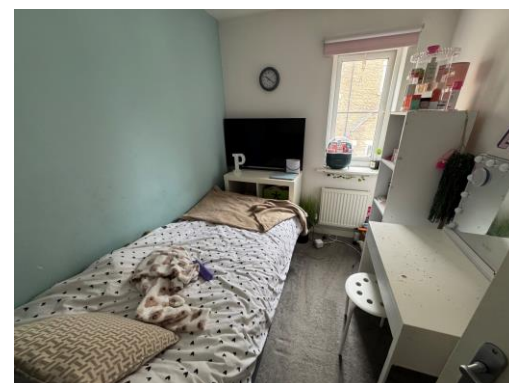
Council Tax Band: - C

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

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

Primary School Catchment: - Norton Fitzwarren C of E

Secondary School Catchment: - Taunton Academy



Directions

Head out of Taunton along Greenway Road towards Minehead, at the Cross Keys roundabout go straight over and continue into the village of Norton Fitzwarren, after the shops on your left turn left and Marshall Court will be located on the right 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.

