

FOR SALE

Guide Price £100,000

Ladysmith House,



A 5th floor apartment presented in very good decorative order throughout, boasting 2 bedrooms, sitting/dining room, kitchen, bathroom, double glazing, electric heating and parking, the property is situated within a short walk from the town centre, an ideal first time buy or investment.

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.

5TH Floor

Accommodation

Communal Entrance Hall

With intercom system, lift and staircase up to the 5th floor, with front door to:-

Entrance Hall

with wall mounted heater ceiling light doors to:-

Sitting Room

c.14'6 x 12'7 (4.41m x 3.83m)

With 2 double glazed windows to the rear elevation, to wall mounted panel heaters, ceiling light, Open Plan through to:-

Kitchen

c.12'9 x 10'4 (3.88m x 3.14m)

With a double glazed window to the rear elevation, 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, space and plumbing for a washing machine, space and point for an electric cooker, tiling to splash prone areas, airing cupboard housing a hot water cylinder and shelving, 5 spotlights.



Bedroom 1
c.12'7 x 9'7 (3.83m x 2.61m)
With a double glazed window to the rear elevation,
wall mounted electric panel heater, built-in wardrobe,
ceiling light.

Bedroom 2
c.9'9 x 8'10 (2.97m x 2.69m)
With a double glazed window to the rear elevation,
wall mounted electric panel heater, ceiling light.

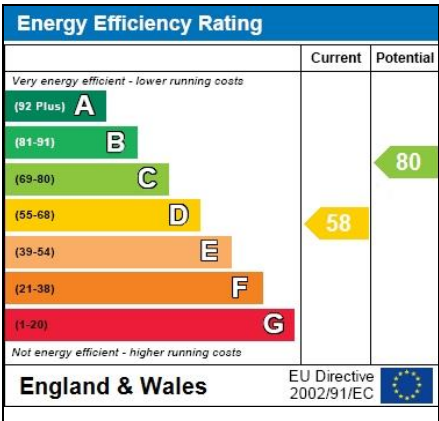
Bathroom
With a double glazed window to the rear elevation, a
suite comprising of a bath with shower over, pedestal
wash hand basin, close coupled WC, tiling to splash
prone areas, extractor fan, wall mounted electric towel
rail/radiator, ceiling light.

Outside
There is a parking space (number 13 behind the block
gated) allocated to the property.

- Council Tax Band: - B
- Construction: - Brick under a tiled roof with double
glazing.
- Utilities: - Mains electric, water and drainage.
- Lease: - 83 years left (4th March 2025) to be confirmed.
- Service Charge and Ground Rent: - £2640.00 to be
confirmed.
- Primary School Catchment: - Parkfield School.
- Secondary School Catchment: - Castle School.



Error! Filename not specified.



Directions

Head out of Taunton along Shuttern, turn right into The Crescent and right into The Crescent car park and the block of apartments will be found on your 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.

