

FOR SALE

Guide Price £195,000

Standfast Place,



A 2 bedroom property situated in a cul-de-sac position in a sought-after location with no onward chain, the property offers sitting/dining room, kitchen, family bathroom, double glazing, gas central heating, 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

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 through to:-

Sitting Room

c.16'9 x 11'10 (5.10m x 3.60m)

With double glazed patio doors to the rear garden, stairs to the first floor accommodation, 2 radiators and ceiling light.

Kitchen

c.7'10 x 7'10 (2.38m x 2.38m)

With a double glazed window to the front aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring gas hob, tiling to splash prone areas, space and point for a washing machine, wall mounted gas boiler for the hot water and central heating, ceiling light.



FIRST FLOOR

Landing

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

Bedroom 1

c.11'9 x 8'8 (3.58m x 2.64m)

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

Bedroom 2

c.10'9 x 6'9 (3.27m x 2.05m)

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

Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, extractor fan, ceiling light.

Outside

There is parking for 2 vehicles close by, and the rear garden is fully enclosed with a small patio and lawn.

Council Tax Band: - C

Construction: - Rendered brick under a tiled roof.

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

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

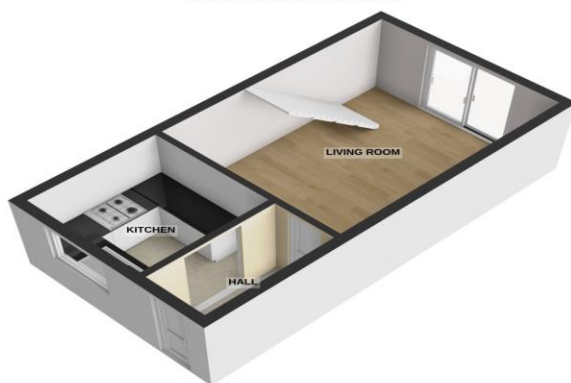
Primary School Catchment: - Lyngford Park Primary.

Secondary School Catchment: - Taunton Academy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Directions

Head out of Taunton along Priorswood Road, at the roundabout go straight over to the next roundabout, turn left (1st exit) take the second left into Wares Road and turn right into Standfast Place.

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.

