

## FOR SALE

**Guide Price £189,000**

**Dunster Close,**



**A 2 bedroom family home in a quiet cul-de-sac position with no onward chain, in need of updating, offering a sitting/dining room, kitchen, family shower room, double glazing, gas central heating, parking 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](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Sitting/dining Room

c.18'3 x 12'8 > 11'2 (5.56m x 3.86m > 3.10m)

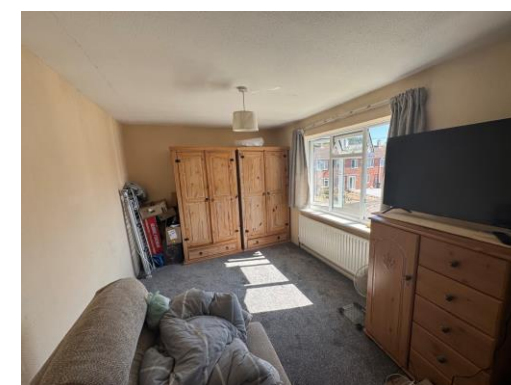
With a double glazed window to the front aspect and double glazed patio doors to the rear garden, gas fire with a tiled surround and hearth, television point, radiator, 2 ceiling lights.



### Kitchen

c.11'1 max x 7'3 (3.32m x 2.20m)

With a double glazed window to the rear aspect, a double glazed door to the side aspect, 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 a washing machine, space and point for a gas cooker, tiling to splash prone areas, ceiling light.





# FIRST FLOOR

## Landing

With a double glazed window to the side elevation, radiator, access to the loft space, built-in storage cupboard, ceiling light, doors to:-

## Bedroom 1

c.15'10 x 8'11 (4.82m x 2.76m)

With a double glazed window to the front elevation, radiator, ceiling light, and storage cupboard housing wall mounted gas boiler for the hot water and central heating.

## Bedroom 2

c.11'11 x 9'1 (3.63m x 2.76m)

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

## Family Shower Room

With a double glazed window to the rear elevation, a suite comprising a pedestal wash hand basin, fully tiled shower cubicle, close coupled WC, tiling to splash prone areas, ceiling light, extractor fan.

## Outside

To the front of the property there is a garden laid to lawn with a variety of mature shrubs, a driveway to the side providing parking and access through to the rear garden, all of which is fully enclosed offering a patio and lawn area, with numerous flowerbeds housing a variety of mature trees, shrubs and flowers, there is an outside garden store

Council Tax Band: - B

None Standard Construction: - Laing Easiform

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

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

Primary School Catchment: - Lyngford Park Primary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 on Priorswood Road, at the roundabout turn left into Eastwick Road, then right into Horner Road, left into Fairfield Road and Dunster Close will be found on your right.

### 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.

