



FOR SALE
Guide Price £385,000
Cashford Gate.



Cashford Gate, Taunton

A detached family home presented in very good decorative order throughout, boasting 4 bedrooms 2 being en-suite, sitting room, dining room, family room, kitchen, downstairs wet room, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed garden, this extended property is situated in a much sought-after location, in a quiet cul-de-sac position.





Accommodation

Front door opening to:-

Entrance Hall

With a laminate floor, 2 radiators, stairs to the first floor accommodation with under stairs storage cupboard, 2 ceiling lights, doors to:-

Sitting Room

c.14'6 x 10'10 (4.41m x 3.30m)

With a double glazed window and patio doors to the rear aspect, 2 radiators, gas real flame fire with decorative surround, ceiling light.

Dining Room

c.10'8 x 8'3 (3.25m x 2.51m)

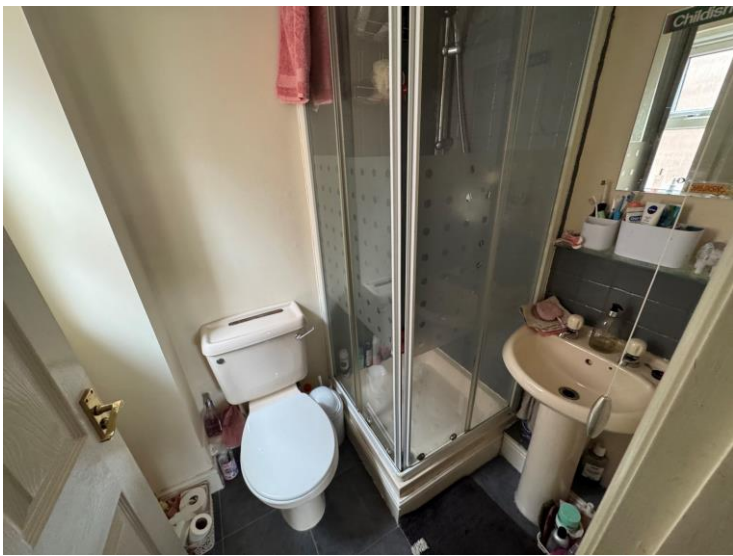
With a double glazed window to the front aspect, radiator, ceiling light.

Kitchen

c.10'3 x 9'1 (3.12m x 2.76m)

With double glazed window and door to the rear 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 both washing machine and dishwasher, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, feature tiled floor, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, ceiling light.





Family Room

c.16'9" x 14'2" x 8'5" (9.10m x 4.031m x 2.56m)
With a double glazed patio doors to the rear garden, radiator, ceiling light.

Wet Room

With double glazed window to the front aspect, radiator, shower, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, extractor fan and ceiling light.

Landing

With a double glazed window to the front elevation, radiator, access to the loft space, airing cupboard housing a hot water cylinder and shelving, doors to:-

Bedroom 1

c.14'2" x 8'4" (4.31m x 2.54m)
With a double glazed window to the front elevation, radiator, ceiling light, doors to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan and ceiling light.





Bedroom 2

c.9'2 x 8'7 (2.79m x 2.61m)

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

En-Suite Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, feature tiled floor, radiator, extractor fan, shaver light and ceiling light.



Bedroom 3

c.9'4 x 8'5 (2.84m x 2.56m)

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

Bedroom 4

c.9'10 x 6'5 (2.99m x 1.95m)

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

Family Bathroom

With a skylight tube window, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver socket, extractor fan and ceiling light.

Outside

To the front of the property there is a driveway providing parking and giving access to a garage with power and lighting, the rear garden is fully enclosed and offers a patio and lawn with numerous flowerbeds housing a variety of mature trees, shrubs and flowers, there is a benefit of a summerhouse/office with power, with an extended canopy area over a patio, there is outside lighting, water supply and power.

Council Tax Band: - D

Construction: - Rendered brick under a tiled roof with double glazing.

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

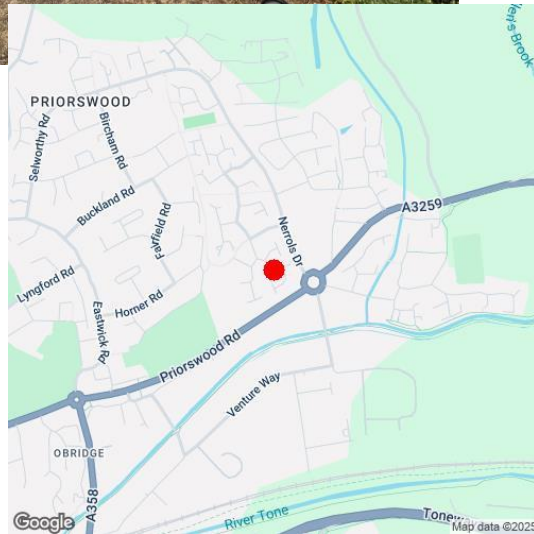
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Lyngford Park Primary.

Secondary School Catchment: - Taunton Academy.



AWAITING EPC



[Directions](#)

Head out of Taunton along Priorswood Road, go straight over the first roundabout, take a left at the next roundabout and left again into Summerleaze Crescent, then turn left again into Cashford Gate.

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.

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Cashford Gate, Taunton

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

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