



FOR SALE

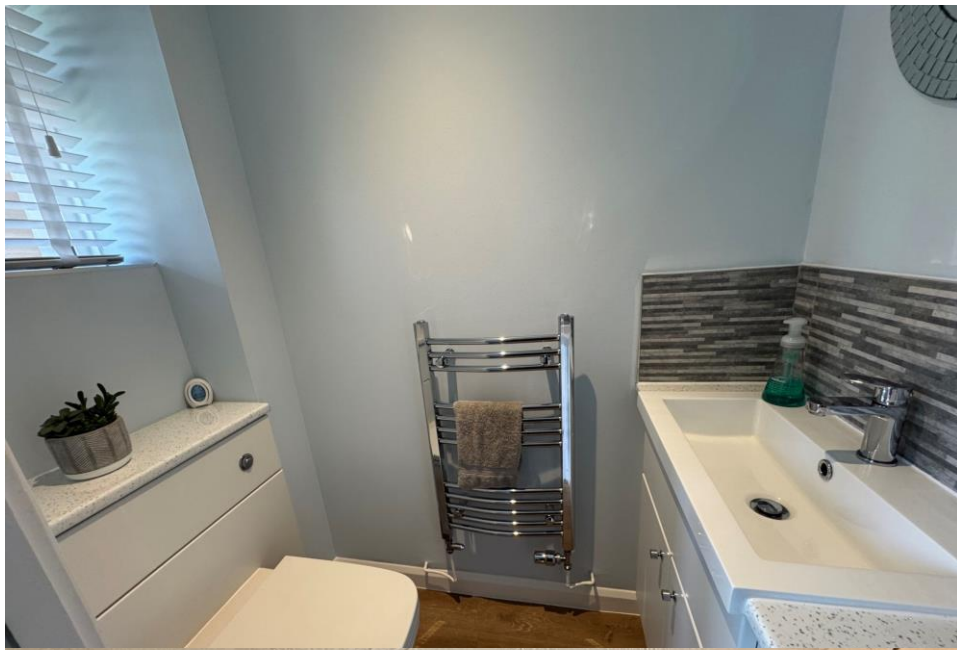
Guide Price £395,000

Denning Close, Taunton



A beautifully presented 3 bedroom 1 being en-suite family home, available with no onward chain, presented in superb decorative order throughout, boasting sitting room, dining room, conservatory, cloakroom, breakfast room, a lovely fitted kitchen, double glazing, gas central heating, family bathroom, driveway, garage and a fully enclosed low maintenance garden, the property is situated in a quiet cul-de-sac position in a much sought-after location.





Accommodation
Front door opening to:-

Entrance Hall
With radiator, stairs to first-floor accommodation, 2 ceiling lights, doors to:-

Cloakroom
With a double glazed window to the front aspect, vanity wash hand basin with tiled splash back and storage under, close coupled WC, heated towel rail, ceiling light.

Sitting Room
c.15' x 11'3 (4.57m x 3.42m)
With a double glazed window to the front aspect, radiator, decorative wooden fire surround, television point, ceiling light, open plan through to:-

Dining Room
c.9'6 x 8'8 (2.89m x 2.64m)
With a radiator, ceiling light, double glazed doors obtaining borrowed light from the conservatory.

Conservatory
c.10'9 x 9'6 (3.27m x 2.89m)
With double glazed windows to both sides and rear aspects, double glazed doors to the rear garden, 6 spotlights and radiator.

Kitchen
c.9'6 x 9' (2.89m x 2.74)
With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ¼ bowl single drainer stainless steel sink unit with mixer tap, space and point for a gas 5 ring range cooker with cooker hood over, built-in washing machine, built-in dishwasher, tiling to splash prone areas, under stairs storage cupboard, ceiling light.





Breakfast Room

c.7'10 x 7'5 (2.89m x 2.74m)

With a double glazed door and window to the rear garden, radiator, fitted units, space for a American-style fridge, radiator and ceiling light.

Landing

With a double glazed window to the side elevation, access to a part boarded loft with light, airing cupboard housing the hot water cylinder and shelving, doors to:-

Bedroom 1

c.12'4 x 10'5 max (3.75m x 3.17m)

With a double glazed window to the rear elevation, a range of built-in wardrobes, 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, wash hand basin with tiled splash back and storage under, close coupled WC, heated towel rail, extractor fan, 2 spotlights.





Bedroom 2
c.11'4 x 9'2 (3.45m x 2.79m)
With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 3
c.8'10 x 7'6 (2.69m x 2.28m)
With a double glazed window to the rear elevation, radiator, ceiling light.

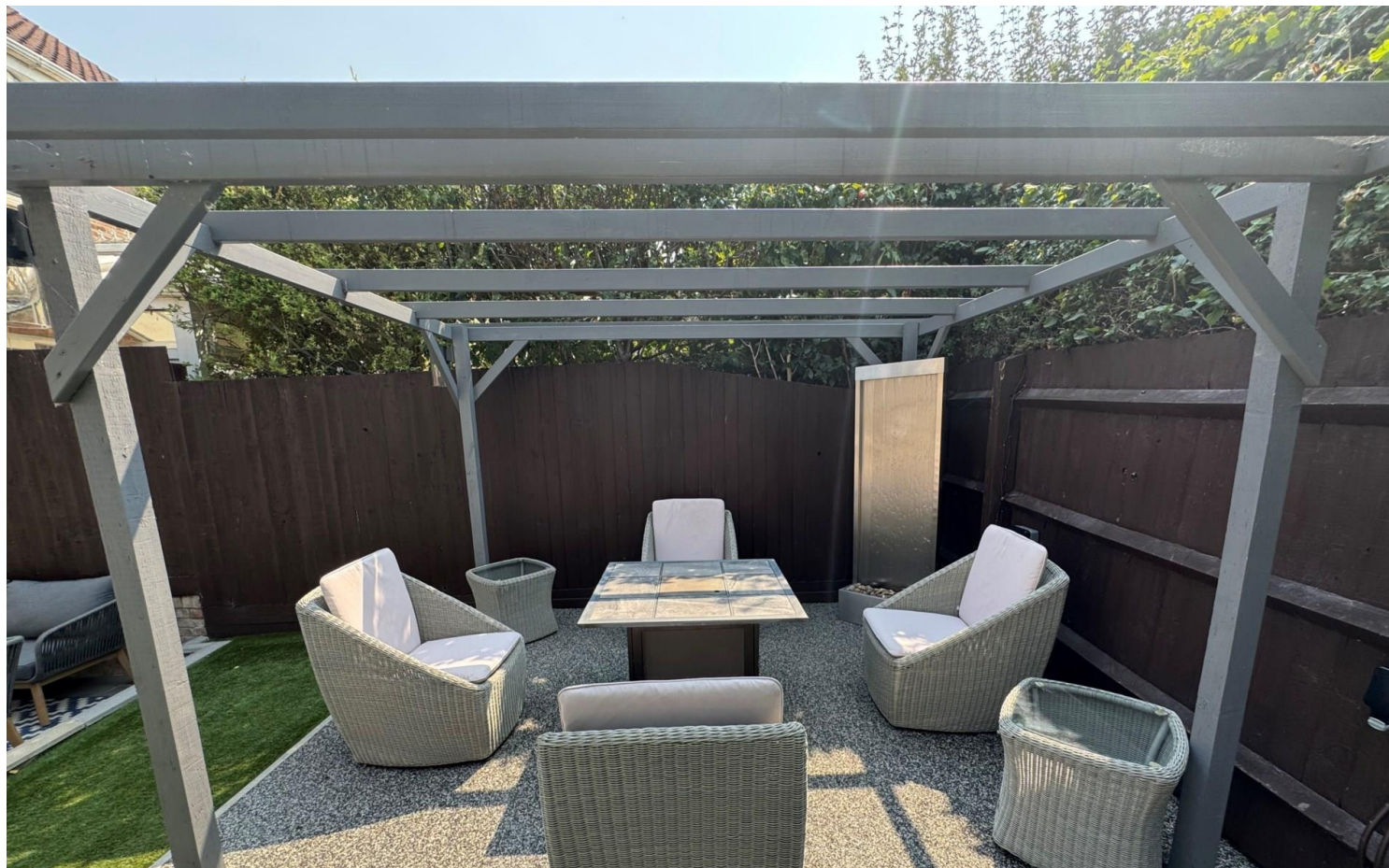
Family Bathroom
With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, shaver socket, extractor fan, tiling to splash prone areas, ceiling light.

Outside
To the front of the property there is a lazy lawn with flower bed borders, a resin driveway providing parking for 2 vehicles and giving access to a single garage, with electric roller door, power and lighting, the rear garden is fully enclosed and offers a patio giving access to a raised lazy lawn and resin seating areas, there is outside water supply and outside lighting with side access gate and power points.

Council Tax Band :- D

Construction :- Brick under a tiled roof with double glazing.
Utilities :- Mains electric, gas, water and drainage.

Primary School Catchment :- Bishop Hendersons.
Secondary School Catchment :- Castle School.



Awaiting epc

[Directions](#)

From Taunton head out towards Wellington Road, at Compass Hill take the Trull Road and proceed to the roundabout, turn right into Galmington Road and left into College Way, turn right into Queensway and left into Newbarn Park Road and Denning Close will be found on the left 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.

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Denning Close, Taunton

Awaiting floorplan

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

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

