



FOR SALE
Guide Price £315,000
Tyne Park,



Tyne Park, Taunton

A lovely semi-detached 4 bedroom 1 being en-suite family home available with no onward chain, situated in a much sought-after location and presented in superb decorative order throughout, the property boasts a sitting room, an extended kitchen/family/dining room, cloakroom, breakfast room, family bathroom, double glazing, gas central heating, a store, parking and a fully enclosed low maintenance garden.





Accommodation

Front door opening to:-

Entrance Hall

With a laminate floor, radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, a corner wash hand basin with tiled splash back and storage under, laminate floor, radiator, ceiling light.

Sitting Room

c.12'7 x 8'5 (3.83m x 2.56m)

With double glazed windows to the side and front aspects, laminate floor, radiator, storage cupboard housing and wall mounted gas boiler for the hot water and central heating, 2 ceiling lights.

Kitchen/Family/Dining room

c.23'2 max x 15'4 max (7.06m x 4.67m)

With a double glazed doors and window to the rear aspect, fitted units comprising floor and wall mounted storage cupboards and drawers, with working surfaces and central island with a single bowl single drainer sink unit with mixer tap, built-in electric double oven and microwave, built-in hob with extractor cooker hood over, built-in dishwasher, built-in fridge freezer, radiator, 3 Velux double glazed windows, 2 ceiling lights.

Door to:-





Breakfast Room

c.10'1 x 8'1 (3.07m x 2.46m)

With a double glazed door to the rear aspect, laminate floor, radiator, wall mounted storage cupboards and a door through to a store c.8'5 x 6'3 (2.56m x 1.90m) with electric roller door to the front aspect and ceiling light.

Landing

With a laminate floor, access to the loft space, doors to:-

Bedroom 1

c.15'6 x 7'7 (4.72m x 2.31m)

With a double glazed window to the front elevation and a double glazed Velux window, laminate floor, radiator, built-in wardrobes and display shelving, radiator, door to:-

En-Suite Shower Room

With a double glazed Velux window, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage under, low-level WC, tiling to splash prone areas, laminate floor, radiator, shaver socket, extractor fan and ceiling light.





Bedroom 2

c.11'5 max x 8'6 (3.47m x 2.59m)

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

Bedroom 3

c.10'3 x 8'6 (3.12m x 2.59m)

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

Bedroom 4

c.8'3 x 6'7 (2.51m x 2.00m)

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

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, wash hand basin with storage under, low-level WC, heated towel rail, all walls benefiting from being fully tiled, extractor fan and ceiling light.



Outside

To the front of the property and to the side is a brick paved driveway providing parking, and the rear garden is fully enclosed, offering a deck area, which in turn gives access to a lazy lawn, with mature trees bordering, outside water supply and outside lighting.

Council Tax Band: - C

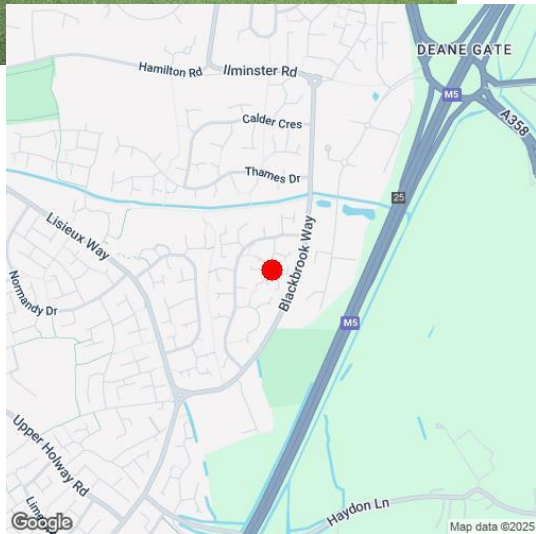
Construction: - Brick under a tiled roof with double glazing.

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

Primary School Catchment: - Blackbrook School

Secondary School Catchment: - Heathfield Community School





Directions

From Taunton head out along Hamilton Road, at the lights turn right into Ilminster Road, at the roundabout turn right into Blackbrook Way, take the 3rd right into Redlake Drive and first left into Tyne Park.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	72	
(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 

Tyne Park, Taunton

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

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

