



FOR SALE

Guide Price £285,000

Dunster Close.



Dunster Close, Taunton

A 3 bedroom family home presented in good decorative order throughout, offering sitting room, kitchen/breakfast room, dining room, family bathroom, double glazing, gas central heating, ample parking, double garage, workshop/office, and a fully enclosed generously proportioned garden, the property is situated in a quiet cul-de-sac position.





Accommodation

Double glazed front door opening to:-

Entrance Porch

With a feature tiled floor and further double glazed door to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, radiator, under stairs storage cupboard, ceiling light, doors to:-

Sitting Room

c.13' x 10'2 (3.96m x 3.09m)

With a double glazed window to the front aspect, radiator, log burner, television point, picture rail, ceiling light.

Kitchen/Breakfast Room

c.19'2 max x 18'7 max (L-Shape) (5.84m x 5.66m)

With a double glazed door to the rear garden, 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 5 ring gas hob with extractor cooker hood over, space and plumbing for both washing machine and dishwasher, feature tiled floor, tiling to splash prone areas, radiator, 4 ceiling lights, archway through to:-





Dining Room

c 9'1 x 8'5 (2.76M X 2.56M)

With a double glazed window to the side aspect, 2 Velux windows, double glazed door to the rear garden, radiator.

Landing

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

Bedroom 1

c.13' x 7'9 (3.96M X 2.36M)

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

Bedroom 2

c.10'5 x 9'5 (3.17M X 2.87M)

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





Bedroom 3

c.9'8 max x 8'7 max (2.94M X 2.61M)
With a double glazed window to the front elevation, built-in storage cupboard, radiator, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, vanity wash hand basin with storage cupboard under, close coupled WC, radiator, ceiling light, wall light, shaver socket.

Outside

To the front of the property there is a driveway providing ample parking and giving access to a double garage, with electric roller door, power and lighting. The rear garden is fully enclosed with a generously proportioned lawn, with an workshop/office with power and lighting.



Council Tax Band :- B

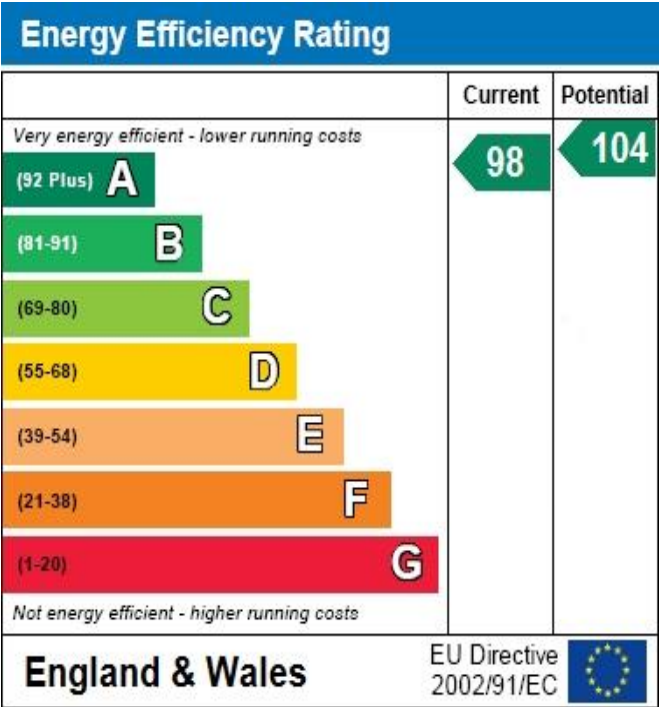
Construction :- Brick & part none standard construction under a tiled roof with double glazing.

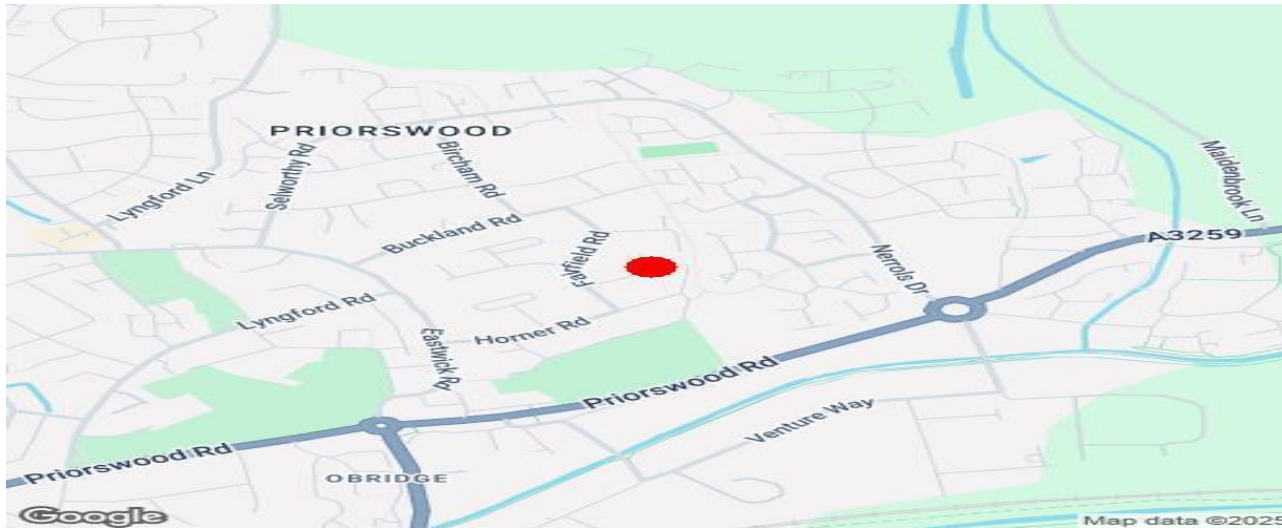
Utilities :- Mains electric, solar panels, gas, water and drainage.

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

Primary School Catchment :- Lyngford Park Primary.

Secondary School Catchment :- Taunton Academy.





Directions

From Taunton head out along Priorswood Road, turn left at the roundabout into Eastwick Road, turn right into Horner Road, turn left into Fairfield Road and right into Dunster Close.

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.

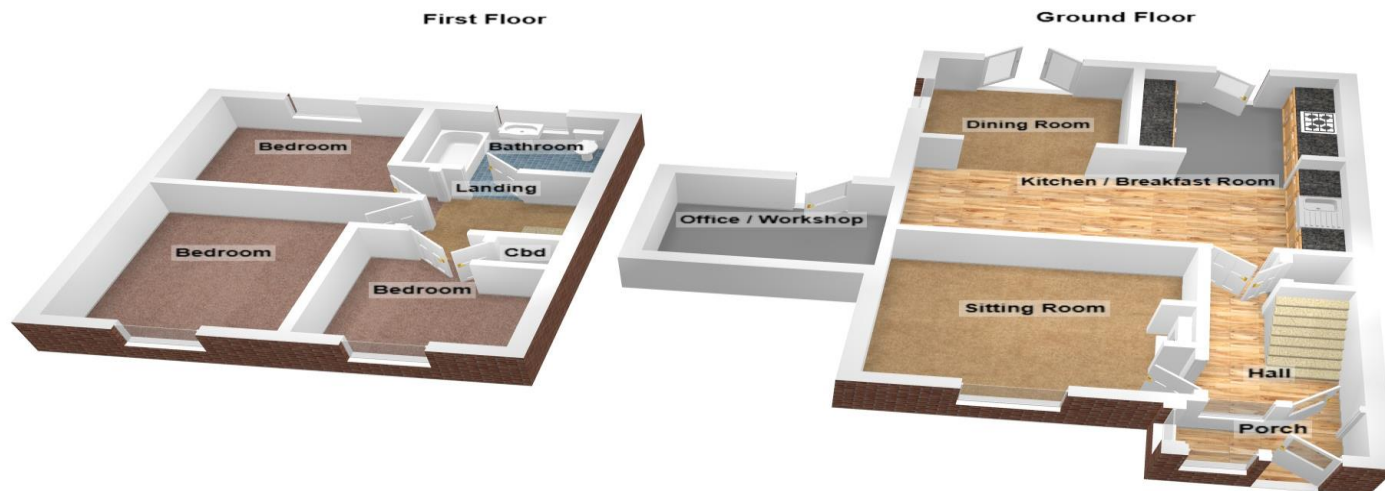
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Dunster Close, Taunton



For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or
omissions.

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.

