

FOR SALE

Guide Price £275,000

Avill Crescent,



A beautifully presented 3 bedroom, 1 being en-suite, semi-detached family home, available with no onward chain and is situated in a much sought-after location, boasting a sitting room, dining room, kitchen, cloakroom, family bathroom, double glazing, gas central heating, fully enclosed garden, parking and a garage.

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

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

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

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

Sitting Room

c.15'9 x 10'1 (4.80m x 3.07m)

With a double glazed window to the front aspect, double glazed patio doors to the rear garden, an electric focal point fire with decorative surround, 2 radiators, ceiling light.

Dining Room

c.9'7 x 8'4 (2.92m x 2.54m)

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

Kitchen

c.12'9 x 6'11 (3.88m x 2.10m)

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 single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, radiator, built-in electric oven and 4 ring gas hob with extractor cooker hood over, under stairs storage cupboard, extractor fan, ceiling light, door to:-

Rear Lobby

With a double glazed window to the rear aspect, double glazed door to the rear garden, ceiling light, door to:-

Cloakroom

With a double glazed window to the rear aspect, corner wash hand basin, close coupled WC, radiator, ceiling light.



FIRST FLOOR

Landing

With a double glazed window to the rear elevation, ceiling light, doors to:-

Bedroom 1

c.12'11 x 8'8 (3.93m x 2.64m)

With a double glazed window to the front elevation, radiator, ceiling light, door to:-

En-Suite Shower Room

With a fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, radiator, extractor fan, ceiling light.

Bedroom 2

c.10' x 9'1 (3.04m x 2.76m)

With a double glazed window to the front elevation, radiator, airing cupboard/wardrobe, ceiling light.

Bedroom 3

c.7'2 x 6'5 (2.18m x 1.95m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with mixer tap and shower handset, vanity wash hand basin with storage under, close coupled WC, shaver socket, extractor fan and ceiling light.

Outside

There is a detached garage to the side with driveway, and the rear garden offers a patio, lawn and raised deck area with a variety of mature shrubs and side access gate.

Council Tax Band :- C

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

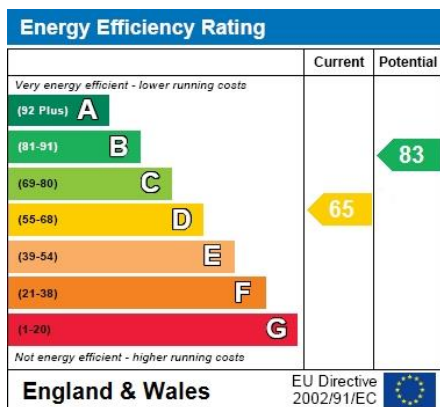
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Blackbrook Primary.

Secondary School Catchment :- Heathfield School.





Directions

Head out of Taunton on Lisiuex Way and turn left into Severn Drive and follow this road into Avill Crescent.

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.

