

## **FOR SALE**

**Guide Price £210,000**

**Dowell Close,**



**A 2 bedroom terraced property available with no onward chain, situated in a much sought-after location, offering a sitting room, kitchen, family bathroom, double glazing, gas central heating, garage and a fully enclosed garden.**

**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](http://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 to:-

Entrance Hall

With stairs to the first floor accommodation, under stairs storage cupboard, radiator, ceiling light, door to:-

Sitting Room

c.13'9 x 12'1 (4.19m x 3.68m)

With double glazed patio doors to the rear garden, radiator and ceiling light.

Kitchen

c.9'6 x 5'11 (2.89m x 1.80m)

With a double glazed window to the front 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, built-in electric oven and 4 ring hob, tiling splash prone areas, space and plumbing for a washing machine, ceiling light.





## FIRST FLOOR

### Landing

With access to the loft space, doors to:-

### Bedroom 1

c.12'2 x 9'1 (3.70m x 2.76m)

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

### Bedroom 2

c.8'9 x 7'7 (2.66m x 2.31m)

With a double glazed window to the front elevation, radiator, built-in storage cupboard housing and wall mounted gas boiler for the hot water and central heating, built in wardrobe, ceiling light.

### Family Bathroom

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

Outside There is a garage close by.

There is a fully enclosed garden offering a patio and lawn with a deck area and rear access gate.

Council Tax Band: - B

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.

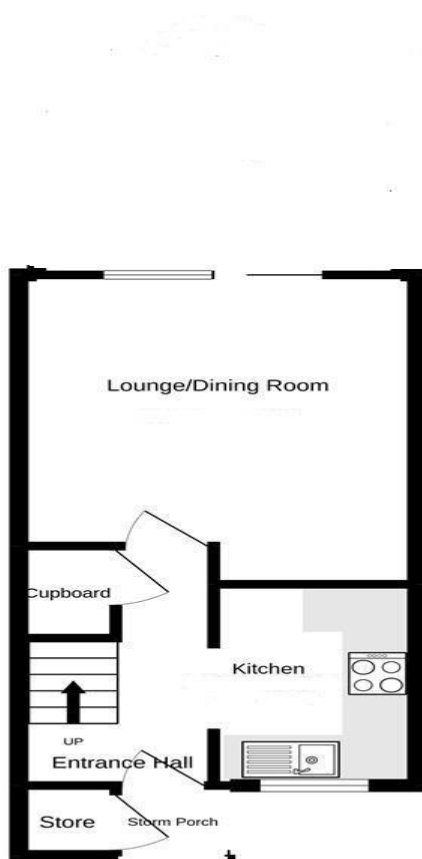
Primary School Catchment: - Staplegrove Church School.

Secondary School Catchment: - Taunton Academy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground floor  
38.5 sq.m. (414 sq.ft.) approx.



1st floor  
26.3 sq.m. (283 sq.ft.) approx.



## Directions

From the office of TRG Lawrence & Son head up Stalegrove Road, turn left into Bindon Road and Dowell Close will be found on your right 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.

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.

