

FOR SALE

Guide Price £300,000

Leslie Avenue,



A beautifully presented family home situated in a much sought-after location, boasting 3 bedrooms, sitting room, dining room, and a lovely kitchen/breakfast room utility room, cloakroom, family bathroom, gas central heating, double glazing 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

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 a laminate floor, stairs to the first floor accommodation, radiator, under stairs storage cupboards, 2 ceiling lights, doors to:-

Sitting Room

c.14'3 x 11'6 (4.34m x 3.50m)

With a double glazed bay window to the front aspect, exposed wooden floor, solid fuel burner with decorative surround and tiled hearth, television point, radiator, picture rail, ceiling light.

Dining Room

c.11'7 x 9'6 (3.53m x 2.89)

With a glazed door obtaining borrowed light from utility room, radiator, display fireplace, built-in storage cupboards, ceiling light and door to :-

Cloakroom

With a low level WC and wash hand basin.

Kitchen/Breakfast Room

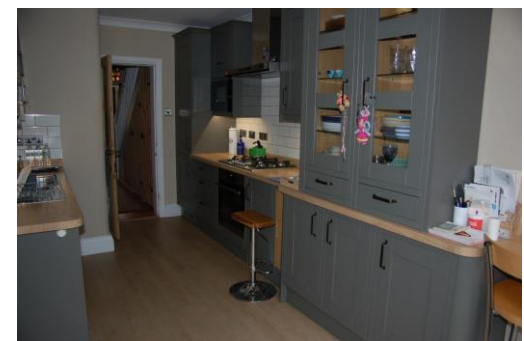
c.18'4 x 8'7 (5.58m x 2.61m)

With a double glazed patio door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 5 ring gas hob with extractor cooker hood over, built-in microwave, fridge/freezer, dishwasher, breakfast bar, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, radiator, under pelmet lighting and glazed door to:-

Utility Room

c.15'1 x 6'1 (4.59m x 1.85m)

With a double glazed window and door to the rear garden, feature tiled floor, radiator, floor mounted storage cupboards with working surfaces, incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, radiator, a storage cupboard with a radiator and shelving, ceiling light, doors to:-

Bedroom 1

c.15'3 x 12'3 (4.64m x 3.73m)

With 2 double glazed windows to the front elevation, radiator, picture rail, ceiling light.

Bedroom 2

c.11'9 x 9'2 (3.58m x 2.79m)

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

Bedroom 3

c.9'5 x 8'9 max (2.87m x 2.66m)

With a double glazed window to the rear elevation, exposed wooden floor, radiator, picture rail and ceiling light.

Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a P-shaped bath with mixer taps and shower handset, wash hand basin with storage under, close coupled WC, heated towel rail, extractor fan, ceiling light.

Outside

The rear garden is fully enclosed, and offers a patio which in turn give access to a raised lawn, with flowerbeds housing a variety of mature shrubs and flowers, and there is a benefit of a rear access gate.

Council Tax Band :- C

Primary School Catchment :- St Andrews Church School

Secondary School Catchment :- Taunton Academy



Directions

From TRG Lawrence & Son office, proceed along Station Road passing the train station, follow the road round to the left into Greenway Road and Leslie Avenue can 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.

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.

