



FOR SALE

Guide Price £360,000

Thames Drive,



Thames Drive, Taunton

A beautifully presented 4 bedroom 1 being en-suite family home, available no onward chain and is situated in a much sought-after location, the property boasts sitting room, dining room, a lovely kitchen, cloakroom, family bathroom, double glazing, gas central heating, parking, garage and a fully enclosed landscaped garden.





Accommodation

Front door opening to:-

Entrance Hall

With exposed wooden floor, stairs to the first floor accommodation and under stairs storage cupboard, radiator, 2 ceiling lights, door to:-

Cloakroom

With a double glazed window to the front aspect, wash hand basin with tiled splash back, close coupled WC, feature tiled floor, radiator, ceiling light.

Sitting Room

c.15'1 x 12'1 (4.59m x 3.78m)

With double glazed patio doors to the rear garden, a gas real flame fire with decorative surround and hearth, 2 radiators, television point, 2 wall lights, ceiling light.

Dining Room

c.13'2 x 8'4 (4.01m x 2.54m)

With a double glazed window to the front aspect, radiator, ceiling light, 2 wall lights.





Kitchen

c.11'6 x 10'1 (3.50m x 3.07m)

With a double glazed window and double glazed door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with a granite 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 a washing machine, built-in dishwasher, built-in fridge freezer, radiator and ceiling light.



Landing

With access to the part boarded loft space, radiator, built-in storage cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light, doors to:-

Bedroom 1

c.11' x 9'5 (3.35m x 2.87m)

With a double glazed window to the rear elevation, radiator, built-in wardrobes, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the side elevation, fully tiled shower cubicle, wash hand basin with storage cupboards and drawers under, tiling to splash prone areas, radiator, shaver light and ceiling light.



Bedroom 2
c.12' x 9'3 (3.65m x 2.81m)
With a double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light.

Bedroom 3
c.9'10 x 9'10 (2.99m x 2.99m)
With a double glazed window to the rear elevation, built-in wardrobes, radiator, ceiling light.

Bedroom 4
c.11'11 x 7'1 (3.63m x 2.15m)
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 side elevation, a suite comprising of a bath, wash hand basin with storage cupboard under, close coupled WC, tiling to splash prone areas, feature tiled floor, heated towel rail, ceiling light.



Outside

To the front of the property there is a lawn area, with driveway to the side providing parking and giving access to a single garage, with electrically operated door, double glazed window to the side aspect, power, light and personal door to the property.

The rear garden is fully enclosed and offers a generously proportioned patio, giving access to a lawn with gravel flowerbeds housing a large variety of mature trees, shrubs and flowers, with side access to both sides of the property, one with a double gate giving access to a further parking area suitable for a car, boat or caravan etc, outside lighting and water supply.

The property is all covered and protected by a CCTV system.

Council Tax Band: - D

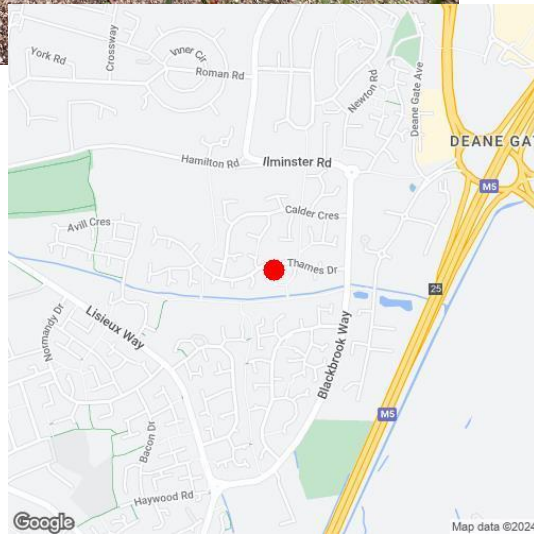
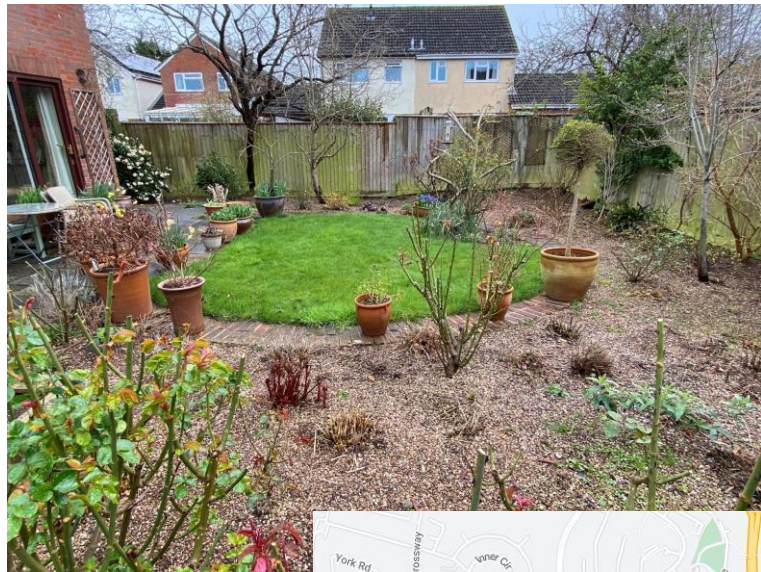
Construction: - Brick under a tiled roof

Primary School Catchment: - Blackbrook Primary

Secondary School Catchment: - Heathfield School



AWAITING EPC



Directions

From Taunton head out along Hamilton Road and turn right at the lights into Iminster Road, at the roundabout turn right into Blackbrook Way and 2nd right into Thames Drive.

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.

Thames Drive, Taunton

AWAITING FLOORPLAN

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.

