

## FOR SALE

Guide Price £235,000

Barton Green,



**A beautifully presented cottage in a much sought-after location, available with no onward chain, in a cul-de-sac position, boasting 2 bedrooms, sitting/dining room, a new fitted kitchen, bathroom, double glazing, gas central heating, parking, garage/workshop 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 opening to:-

#### Entrance Lobby

With tiled floor, radiator, open plan through to :-

#### Sitting/Dining Room

c.17'2 x 14'6 (5.23m x 4.41m)

With a double glazed window to the front aspect, stairs to the first floor accommodation, continuation the tiled floor, 2 radiators, exposed beams to the ceiling, 3 wall lights and a ceiling light, glazed door to a newly fitted :-

#### Kitchen

c.7'5 x 6'5 (2.26m x 1.95m)

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 1 & ¼ bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, feature tiled floor, exposed beams to the ceiling, ceiling light.





## FIRST FLOOR

### Landing

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

### Bedroom 1

c.14'6 max x 8'5 max (4.41m x 2.56m)

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

### Bedroom 2

c.7'7 plus recess x 6'1 (2.31m x 1.85m)

With a double glazed window to the front elevation, over stairs storage cupboard, radiator, ceiling light.

### Family Bathroom

With a Velux window to the rear elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver light, extractor fan and a ceiling light.

### Outside

There is a driveway providing parking and giving access to a single garage/workshop, with up and over door, power and lighting, personal door through to the garden that is fully enclosed and offers a small patio and lawn.

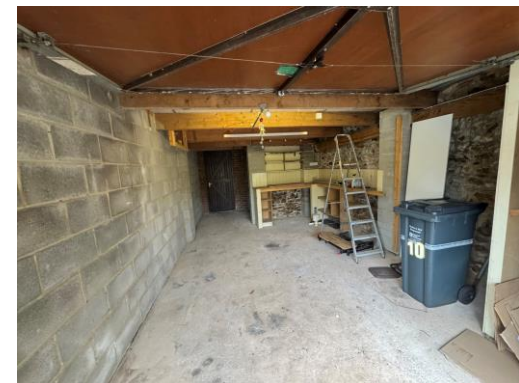
Council Tax Band: - D

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

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

Primary School Catchment: - Trull C of E

Secondary School Catchment: - Castle School



## Directions

From Taunton head out on the Trull Road, once in the village turn right into Dipford Road, then right into Comeytrowe Lane and right again into Barton Green.

### 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.

