

FOR SALE

Guide Price £250,000

Russett Road,



A beautifully presented family home situated in a quiet cul-de-sac position, presented in superb decorative order throughout, boasting 3 bedrooms, sitting room, dining room, a lovely kitchen, conservatory, family bathroom, double glazing, gas central heating and a beautifully fully enclosed landscaped 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

Double glazed front door opening to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, radiator, ceiling light, built-in storage cupboards, door to :-

Kitchen

c.9'11 x 7'9 (3.02m x 2.36m)

With a double glazed window and glazed door obtaining borrowed light from the conservatory, 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, tiling splash prone areas, a continuation of the feature tiled floor, ceiling light, glazed door to:-

Dining Room

c.9'4 x 9'4 (2.84m x 2.84m)

With double glazed patio doors obtaining borrowed light from the conservatory, wooden floor, radiator, ceiling light, archway through to:-

Sitting Room

c.15'7 into bay x 11'4>9'4 (4.74m x 3.45m > 2.84m)

With a double glazed bay window to the front aspect, gas real flame fire with decorative surround, a continuation of the wooden floor, radiator, television point, ceiling light.

Conservatory

c.14'4 x 8'4 (4.36m x 2.54m)

With windows to both side and rear aspects, sliding doors to the rear garden, wall light and power.



FIRST FLOOR

Landing

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

Bedroom 1

c.13'4 x 13'2 (4.06m x 4.01m)

With a double glazed window to the front elevation, radiator, 6 spotlights.



Bedroom 2

c.12'10 x 9'11 (3.91m x 3.02m)

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



Bedroom 3

c.9'6 x 9'2 (2.89m x 2.79m)

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



Family Bathroom

With 2 double glazed windows to the rear elevation, a suite comprising of a corner bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, 3 spotlights.



OUTSIDE

To the front of the property there is an enclosed garden laid to gravel with a variety of mature trees and shrubs and pathway to front door. The rear garden is fully enclosed and beautifully landscaped, boasting a generously proportioned deck area, brick paved steps down to a lawn with numerous flowerbeds housing a variety of mature trees, shrubs and flowers.

Council Tax Band :- B

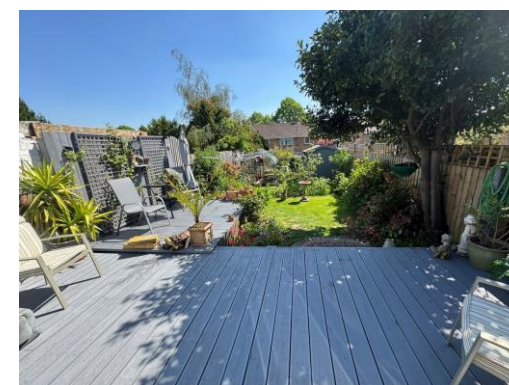
Construction :- Brick under a tiled roof with double glazing.

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

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

Primary School Catchment :- Minerva Primary School.

Secondary School Catchment :- Heathfield School.



Directions

Head out of Taunton along Hamilton Road, follow this into Bridgwater Road, turn right into Laxton Road then turn right into Russett Road.

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.

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