FOR SALE

Guide Price £145,000

Trinity Court,

Haywood Road,

A beautifully presented maisonette offering 2 double bedrooms, sitting/dining room, a lovely kitchen, superb family bathroom, double glazing, gas central heating, communal gardens and parking, the property is situated in a much sought-after location.

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.

Accommodation

Front door opening to:-

Entrance Hall
With a radiator, stairs to the landing, under stairs storage cupboard and 2 further cupboards, radiator, ceiling light, doors to:-

Sitting/Dining Room
c.16’5 x 11’8 (4.89m x 3.37m)
With double glazed windows to the front and rear elevations, radiator, television point, 2 ceiling lights.

Kitchen
c.12’2 x 6’5 (3.66m x 1.84m)
With a double glazed window to the rear elevation, 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, space and point for an electric cooker with extractor cooker hood over, space and plumbing for both washing machine and dishwasher, radiator, wall mounted gas boiler for the hot water and central heating, ceiling light.

Landing
With a skylight window, ceiling light, 2 built-in storage cupboards doors to:-

Bedroom 1
c.14’2 x 9’7 (4.27m x 2.76m)
With a double glazed window to the rear elevation, built in wardrobe, radiator, ceiling light.

Bedroom 2
c.14’2 x 8’9 (4.27m x 2.46m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the side elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light, shaver socket.

Outside
There are communal gardens and communal parking for the property.

Council Tax Band: - B

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

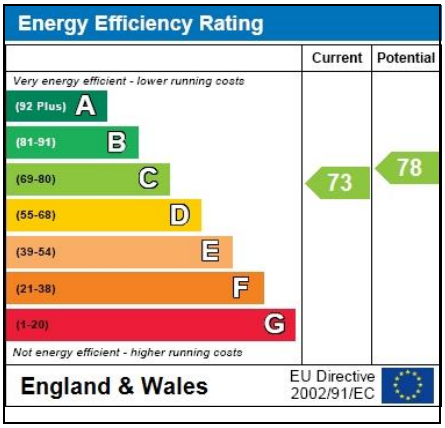
Utilities: - Mains electric, gas, water and drainage.

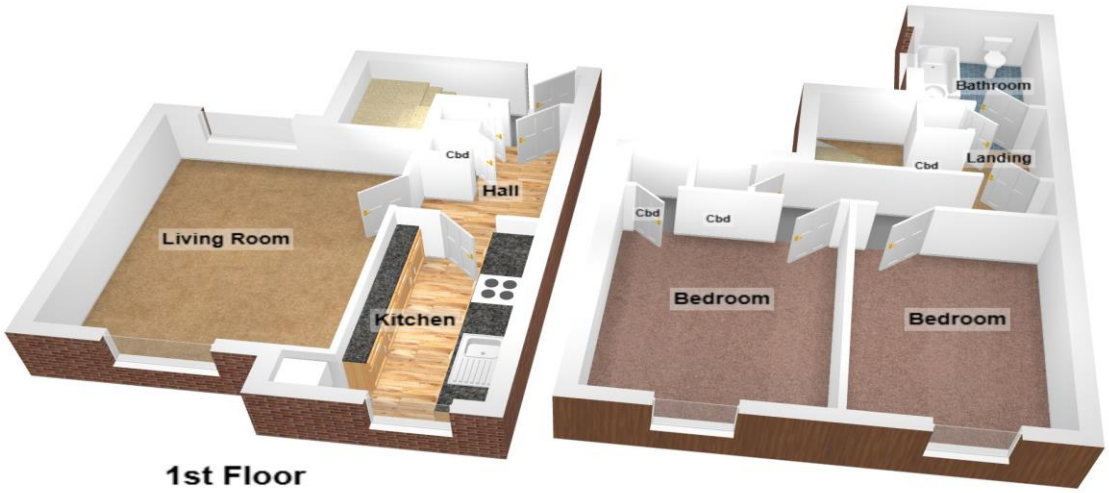
Flood Risk: - |Surface very low, river and sea very low.

Primary School Catchment: - Holway Park.

Secondary: - Bishop Foxes.

Ground Rent & Service Charge: - £110.00 a month (to be confirmed)





1st Floor

Top Floor

For illustration only.
Decoration, fixtures & fittings do not represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or omissions.

Directions

From Lisieuex turn right into Normandy Drive and right into Bacon Drive, and Trinity Court will be found on your left at the end of the 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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