

FOR SALE

Guide Price £265,000

Cheddon Road,



A 3 bedroom end terrace family home, presented in very decorative order throughout, available with no onward chain, offering a sitting room, dining room, kitchen, family bathroom, double glazing, gas central heating, parking, and a fully enclosed generously proportioned 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 radiator, stairs to the first floor accommodation with under stairs storage cupboard, ceiling light, doors to:-

Sitting Room

c.15'10 x 9'11 (4.82m x 3.02m)

With a double glazed window to the front aspect, radiator, picture rail, ceiling light and a display fire surround.

Dining Room

c.10'9 max x 8'11 max (3.27m x 2.71m)

With a double glazed window to the rear aspect, radiator, picture rail, ceiling light, door to:-

Kitchen

c.11' x 6' (3.35m x 1.82m)

With a double glazed window and door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for an electric cooker, tiling splash prone areas, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, over stairs storage cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light, doors to:-

Bedroom 1

c.13'6 max x 10' max (4.11m x 3.04m)

With a double glazed window to the front elevation, radiator, feature Victorian fireplace, picture rail, ceiling light.

Bedroom 2

c.10'9 x 7'11 (3.27m x 2.41m)

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

Bedroom 3

c.7'9 x 7'1 (2.36m x 2.15m)

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

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan and ceiling light.

Outside

To the front of the property there is a driveway providing parking and giving access to the front door, the rear garden offers a patio giving access to a generously proportioned lawn, with a flowerbeds housing a variety of mature trees, shrubs and flowers, side access gate and a brick built garden store, and outside water supply.

Council Tax Band: - B

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

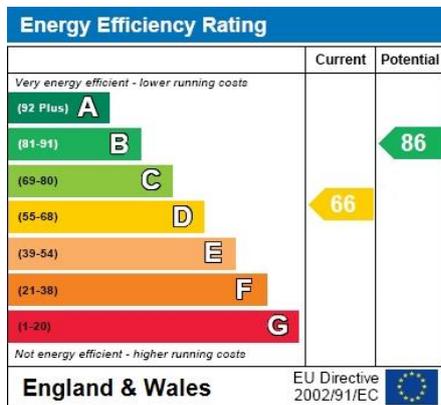
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - Wellsprings Primary School

Secondary School Catchment: - Taunton Academy





Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon 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.

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.

