FOR SALE

Guide Price £285,000

Staplegrove Road,

TRG Lawrence & Son

Staplegrove Road, Taunton

A substantial property with grade 2 listed frontage, divided into a ground floor 1 bedroom apartment, and a 3 bedroom maisonette, with their own gas central heating, kitchens, bathrooms, sitting rooms and outside space, situated ideal for the town centre and train station alike, available with no onward chain, currently tenanted and achieving £850 a month for the maisonette and £570 a month for the ground floor apartment.

Accommodation
Front doors opening to each, the ground floor apartment’s entrance Hall has a further door to: _

Sitting Room
c.18’4 x 12’6 (5.60m x 3.80m)
With a window to the front aspect, radiator, television point, ceiling light, door to:-

Kitchen
c.11’10 x 8’2 (3.60m x 2.50m)
With 2 double glazed windows and a double to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit, built in electric oven and 4 ring hob, tiling to splash prone areas, space and plumbing for a washing machine, ceiling light.

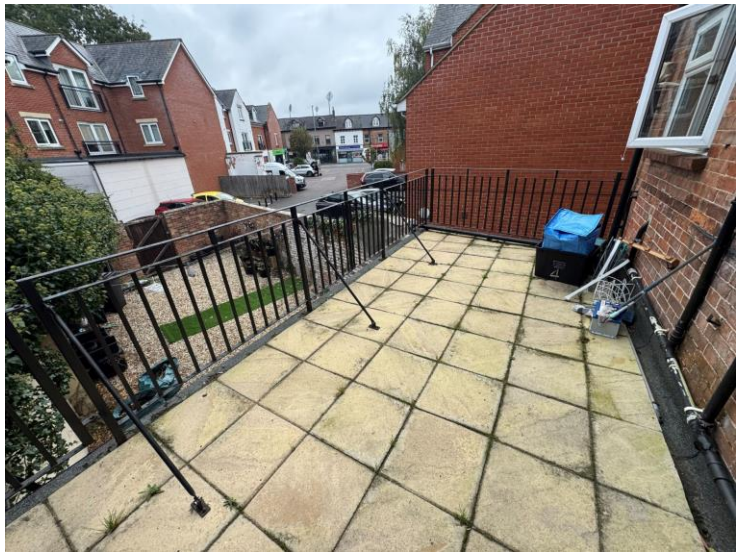
Inner Lobby
With under stairs storage cupboard, ceiling light, doors to:-

Bedroom
c.18’4 x 11’6 (5.60m x 3.50m)
With a double glazed window to the front aspect, radiator, built-in storage, ceiling light.

Bathroom
With a double glazed window to the rear aspect, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, ceiling light.

The maisonette is accessed through its own front door and stairs to the reception landing, with a door giving access to the balcony outside, ceiling light, doors to:-

Sitting Room
c.16’9 x 11’6 (5.10m x 3.50m)
With 2 windows to the front elevation, radiator, television point, ceiling light.
Kitchen
c.9’10 x 7’1 (3.00m x 2.15m)
With a double glazed window to the rear elevation, fitted units comprising both floor mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit, built-in electric oven and 4 ring hob, tiling to splash prone areas, ceiling light.



Bedroom 2
c.15’7 x 11’6 (4.75m x 3.50m)
With a window to the front elevation, built-in storage, radiator, ceiling light.

From the reception landing there are stairs to the second floor landing, with ceiling light, window to the rear elevation, doors to :-

Bedroom 1
c.18’5 x 15’7 (5.75m x 4.75m)
With 2 double glazed windows to the front elevation, radiator, ceiling light.

Bedroom 3
c.11’5 x 10’7 (3.48m x 3.23m)
With a double glazed window to the front elevation, radiator, ceiling light.

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

Outside
The maisonette benefits from a balcony/patio, and the ground floor apartment benefits from an enclosed gravel garden.

Council Tax Band: - A for the apartment and B for the maisonette

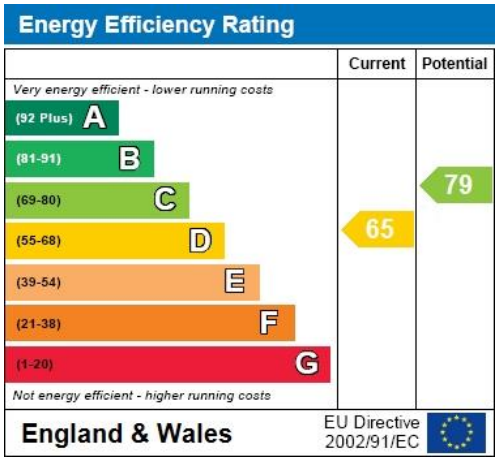
Construction: - Brick under a tiled roof.

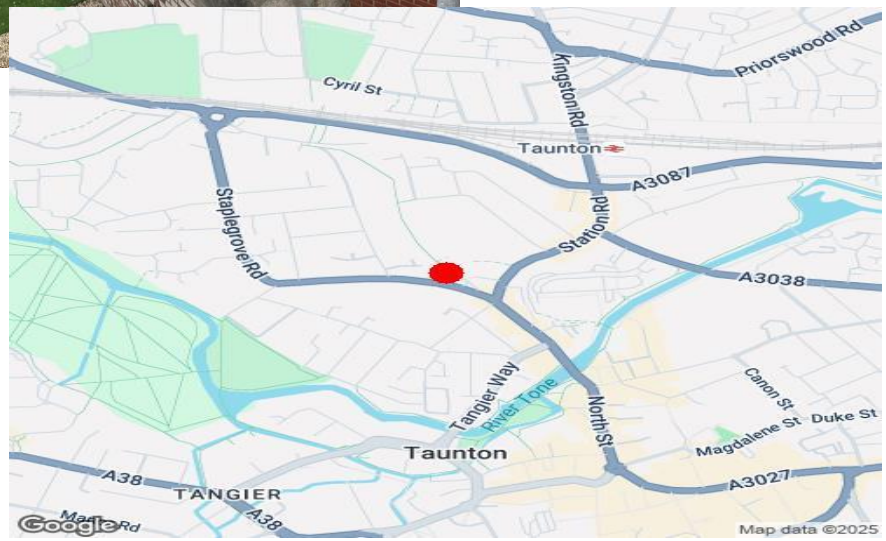
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - Northtown Primary School.

Secondary School Catchment: - Taunton Academy.





Directions

Head out of Taunton on Staplegrove Road and the property will be found on your right hand side.

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 OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Staplegrove Road, Taunton

Ground Floor

First Floor

Second Floor

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.

TRG Lawrence & Son