

FOR SALE

Guide Price £265,000

Chelwood Drive,



A lovely 3 bedroom semi-detached family home situated in a much sought-after location, presented in very good decorative order throughout, offering sitting/dining room, kitchen, family bathroom, double glazing, gas central heating, garage 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

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Double glazed front door with side-screen opening to:-

Entrance Hall

With parquet flooring, radiator, stairs to the first floor accommodation with under stairs storage cupboard, a further built-in storage cupboard, ceiling light, doors to:-

Sitting/Dining Room

c.15'9 x 11'1 (4.80m x 3.37m)

With double glazed window to the rear aspect, a continuation of the parquet flooring, decorative fire surround and hearth, radiator, ceiling light.

Kitchen

c.11'9 x 9'6 (3.58m x 2.89m)

With a double glazed window to the front aspect, double glazed door to the side aspect, 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 4 ring gas hob with extractor cooker hood over, built-in dishwasher and washing machine, tiling to splash prone areas, 10 spotlights.



FIRST FLOOR

Landing

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

Bedroom 1

c.16'2 x 9'6 (4.92m x 2.89m)

With a double glazed window to the front elevation, exposed wooden floor, built-in wardrobes, radiator, ceiling light.

Bedroom 2

c.11'6 x 9'6 (3.50m x 2.89m)

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

Bedroom 3

c.8'3 x 6' (2.51m x 1.82m)

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

Family Bathroom

With a double glazed window to the front 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, extractor fan and ceiling light.

Outside

To the front of the property there is a lawn with flowerbeds housing a variety of mature shrubs and flowers with pathway to the front door, the rear garden is fully enclosed and offers a patio with steps down to a lawn and flower beds housing a variety of mature trees, shrubs and flowers, at the front of the garden is personal door to a single garage.

Council Tax Band: - C

Construction: - Brick under a tiled roof.

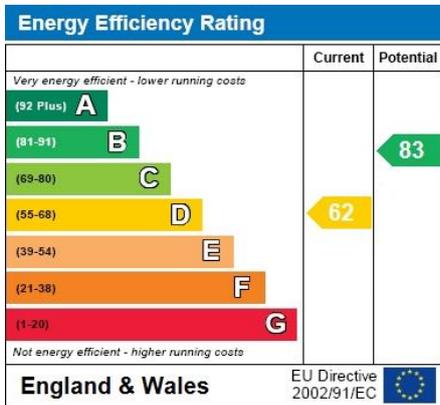
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - Parkfield School.

Secondary School Catchment: - Castle School.





Directions

Proceed out of Taunton on Trull Road, turn left into Sherford Road, the follow the road at the bottom round into Pikes Crescent and Chelwood Drive will be found on your right.

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.

