

FOR SALE

Guide Price £175,000

Cheddon Road, Taunton



A 3 bedroom maisonette all recently renovated presented over 2 floors, offering open plan sitting/kitchen/dining room, family bathroom, double glazing, electric central heating, the property is presented in superb decorative order and is available with no onward chain with a 10 year structural warranty.

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 Lobby

With stairs to the first floor landing, a double glazed window to the side elevation, ceiling light, stairs to the second floor accommodation, doors to:-

Sitting/Kitchen/Dining Room

c.20'6 x 15'1 > 10'2 (6.24m x 4.59m > 3.09)

With a double glazed windows to the side and front elevations, 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, built-in electric oven and 4 ring hob with extractor cooker hood over, space and plumbing for a washing machine, 5 spotlights, radiator, ceiling light, door to:-

Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a double shower cubicle, wash hand basin with storage under, low-level WC, heated towel rail, extractor fan, 3 spotlights.

Bedroom 3

c.9'10 x 7'3 (2.99m x 2.20m)

With double glazed windows to both side elevations, radiator, ceiling light.

Second-Floor Landing

With a ceiling light, doors to:-

Bedroom 1

c.14'11 x 11'7 (4.54m x 3.55m) sloping ceilings.

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

Bbedroom 2

c.12'8 x 12' (3.86m x 3.65m) sloping ceilings.

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

Council Tax Band :- A

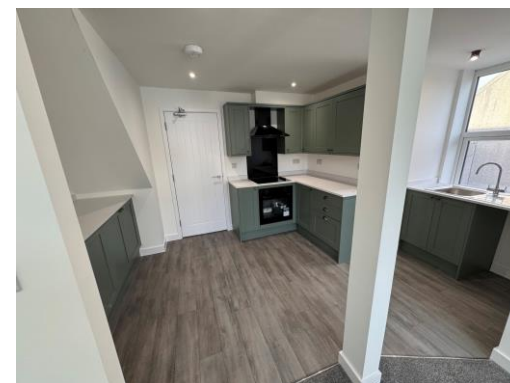
Construction :- Brick under a tiled roof.

Utilities :- Mains electric, 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.

