

## FOR SALE

Guide Price £240,000

Raps Close,



**A beautifully presented semi-detached bungalow, offering 2 bedrooms, sitting/dining room, kitchen/breakfast room, family bathroom, double glazing, gas central heating, a fully enclosed garden, parking and garage, the property is situated in a sought-after cul-de-sac position and available with no onward chain.**

**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](http://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, access to the loft space, ceiling light, doors to:-

#### Sitting/Dining Room

##### Sitting Area

c.13' x 11'5 (3.96m x 3.41)

With a gas real flame fire with decorative surround and hearth, television point, radiator and ceiling light.

##### Dining Area

c.11'1 x 10'4 (3.37m x 3.14m)

With double glazed patio doors to the rear garden, laminate floor, radiator, ceiling light.

#### Kitchen/Breakfast Room

c.17'7 x 10'11 max (5.35m x 3.32m)

With a double glazed window and door to the rear 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, the work surface extends into breakfast bar, space and plumbing for both washing machine and slim line dishwasher, built in double oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, radiator, airing cupboard with hot water cylinder, 3 ceiling lights.



### Bedroom 1

c.12'6 x 9'2 (3.81m x 2.79m)

With a double glazed window to the front aspect, a range a built-in wardrobe, storage cupboards and drawers, radiator, ceiling light.

### Bedroom 2

c.11'6 x 8'9 (3.50m x 2.66m)

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

### Family Bathroom

With a double glazed window to the side aspect, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage under, close coupled WC, a seat bath, tiling to splash prone areas, radiator, extractor fan and ceiling light.

## OUTSIDE

To the front of the property there is a driveway providing ample parking and giving access to a single garage, with an electrically operated door, power and lighting, there is a wall mounted gas boiler for the central heating and hot water, the rear garden is fully enclosed, and offers a covered patio with steps to a gravel seating area which in turn gives access to a lawn, with flowerbeds housing a variety of mature shrubs and flowers, there is the benefit of a side access gate.

Council Tax Band: - C

Construction: - Brick, reconstituted stone and brick under a tiled roof with double glazing.

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

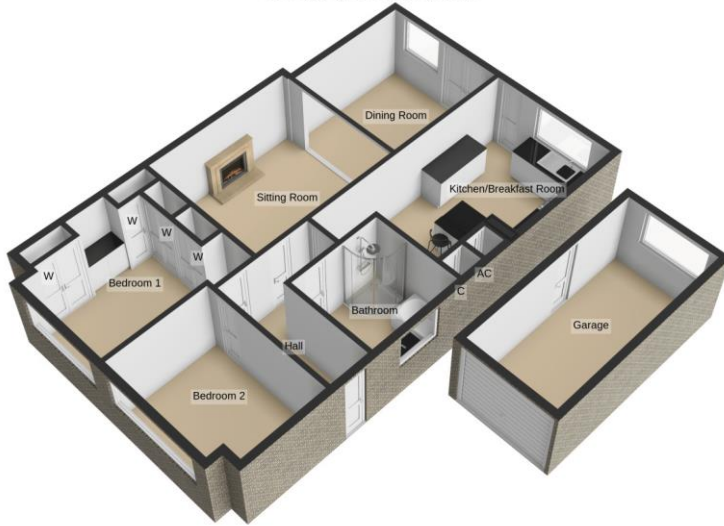
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Minerva Primary School.

Secondary School Catchment: - Heathfield School.



Ground Floor  
919 sq.ft. (85.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 49                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Directions

Head out of Taunton along Toneway and turn right at the Creech Castle traffic lights, turn left into Laxton Road and left again into Blackbrook Road, turn right into Barrow Drive and then left into Raps Close.

### 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.

