

FOR SALE

Guide Price £175,000

Summerfeild Court, Taunton



A beautiful ground floor apartment offering a double bedroom, sitting/dining room, kitchen/breakfast room, shower room, double glazing, electric heating, communal gardens and a garage, the property is situated within easy reach of the town centre and train station alike, presented in superb decorative order throughout enjoying views over parkland and French Weir.

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

Communal front door to the communal entrance hall, with a further front door to the:-

Entrance Hall

With electric mounted heater, airing cupboard housing a hot water cylinder and shelving, built-in cloaks cupboard, ceiling light, doors to:-

Sitting/Dining Room

c.20'5 x 11'6 (6.22m x 3.50m)

With double glazed window to the rear aspect enjoying views over the communal garden, park and French Weir, electric focal point fire with decorative surround, electric mounted heater, television point, 2 ceiling lights, door to:-

Kitchen/Breakfast Room

c.11'4 max x 9'9 (3.45m x 2.97m)

With a double glazed window to the front 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 double oven and 4 ring hob, space and plumbing for a washing machine, space and point for a tumble dryer, tiling to splash prone areas, larder cupboard, ceiling light.

Bedroom

c.15'9 max x 8'9 (4.80m x 2.66m)

With a double glazed window to the rear aspect enjoying views over the communal garden, park and French Weir, a range of built-in storage cupboards, drawers and wardrobes, electric wall mounted heater, ceiling light.

Shower Room

With a double glazed window to the front aspect, a suite comprising of a double shower, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, shaver light and ceiling light.



OUTSIDE

The property benefits from having its own garage in a block close by, and access to the communal gardens.

Council Tax Band :- B

Construction :- Brick under a tiled roof.

Utilities :- Mains electric, water and drainage.

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

Primary School Catchment :- North Town.

Secondary School Catchment :- Taunton Academy.

The last cost of the ground rent and service charge was £1,300.00 a year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Awaiting floorplan

Directions

From TRG Lawrence & Son`s office proceed up Wood Street and turn right into Upper Wood Street, then left down Cleveland Street, at the bottom of the road turn right into Clarence Street and follow the road into French Weir Close an the property is on your left.

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.



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