

# **FOR SALE**

**Guide Price £235,000**

**Baldwin Road,**



**A lovely semi-detached 3 bedroom family home, boasting a sitting room, kitchen/dining room, family bathroom, cloakroom, double glazing gas, central heating and a fully enclosed generously proportioned 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](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 stairs to the first floor accommodation, ceiling light, door to:-



### Sitting Room

c.15'1 x 12'11 (4.59m x 3.93m)

With 3 double glazed windows to the front aspect, radiator, decorative fire surround, television point, ceiling light, 2 wall lights, door to:-



### Kitchen/Dining Room

c.12'9 x 8'11 (3.88m x 2.71m)

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 single bowl single drainer stainless steel sink unit with mixer tap, space and point for a gas cooker with extractor cooker hood over, space and plumbing for a washing machine, tiling to splash prone areas, feature tiled floor, radiator, ceiling light, glazed door to:-



### Rear Lobby

With a double glazed door to the rear garden, a wall mounted gas boiler for the hot water and central heating, space and point for a tumble dryer, ceiling light, door to:-



### Cloakroom

With a double glazed window to the rear aspect, low-level WC, ceiling light.



## FIRST FLOOR

### Landing

With a double glazed window to the rear elevation, airing cupboard, access to the loft space, ceiling light, doors to:-



### Bedroom 1

c.10'9 x 9'8 (3.27m x 2.94m)

With 2 double glazed windows to the front elevation, radiator, ceiling light.



### Bedroom 2

c.13'5 x 7'10 (4.08m x 2.38m)

With 2 double glazed windows to the front elevation, radiator, ceiling light.



### Bedroom 3

c.8' x 7'5 (2.43m x 3.60m)

With a double glazed window to the rear elevation, built-in storage cupboard, radiator, ceiling light.

### Family Bathroom

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



## OUTSIDE

To the front of the property there is an enclosed garden laid to lawn with mature shrubs and pathway to the front door, the rear garden is fully enclosed and offers a patio with steps to a raised generously proportioned lawn and flower beds housing a variety of mature shrubs and flowers, there is a brick built garden store and a covered pergola with access gate to the front.



Council Tax Band: - B

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.

## Directions

Head out of Taunton on Hamilton Road, turn left into Roman Road, first left into Lambrook Road and then right into Baldwin 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.

