FOR SALE

Guide Price £78,000

Clifton Terrace,



A 3rd floor flat available with no onward chain, situated ideal for the train station and the town alike, offering a double bedroom, sitting room, kitchen, shower room, double glazing and central heating, the property benefits from having a car parking space allocated to the property.

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.

Top Floor

Accommodation
Communal entrance with communal stairs to the 3rd floor, with front door opening to:-

Entrance Hall
With a laminate floor, radiator, ceiling light, doors to:-

Kitchen
c.10’1 x 6’3 (3.07m x 1.90m)
With a velux window to the front elevation, 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, laminate floor, tiling to splash prone areas, ceiling light, door to:-

Sitting Room
c.13’4 x 12’6 (4.06m x 3.81m)
With Velux windows to the front and rear elevations, radiator, display shelving, exposed beams to the ceiling, ceiling light point.











Bedroom
c.11’5 x 10’8 (3.47m x 3.25m)
With a velux window to the front elevation, radiator, built-in storage cupboards and drawers, exposed beams to the ceiling, ceiling light.

Shower Room
With a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, feature tiled floor, radiator, extractor fan and ceiling light.

Outside
There is a car parking space allocated to the property in the communal car park.

Council Tax Band: - A

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Maine electric, water and drainage.

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

Primary School Catchment: - Priorswood Primary.

Secondary School Catchment: - Taunton Academy.

Share of Freehold with a service charge of £120.00 a month.

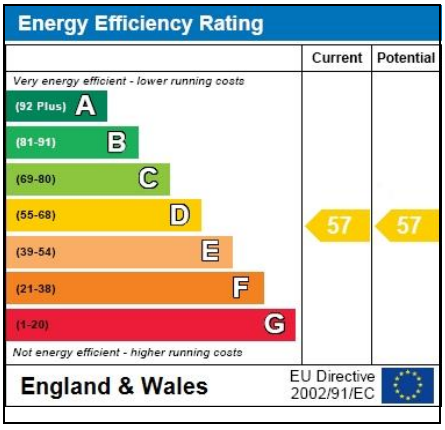




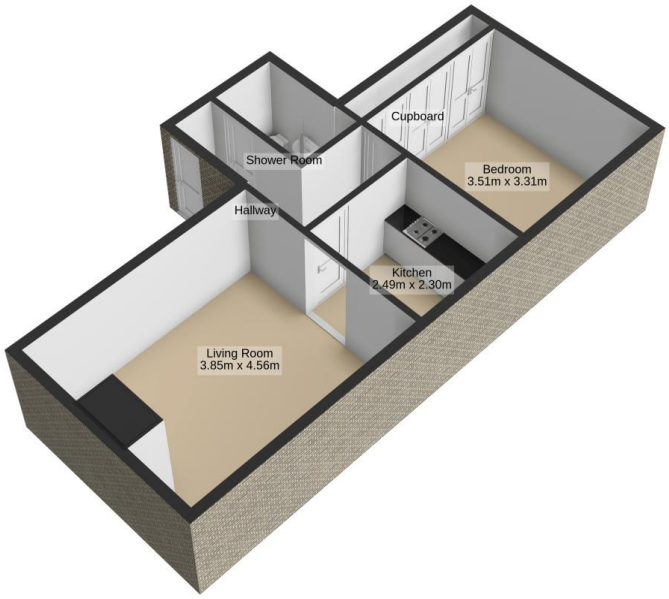








Ground Floor
468 sq.ft. (43.5 sq.m.) approx.



Total Floor Area : 468 sq.ft. (43.5 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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Directions

Head out of Taunton on Station Road, follow the road round to the right onto Priorswood Road, go right at the lights and Clifton Terrace will be found on your right hand side.

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.
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