

FOR SALE

Guide Price £245,000

Greenbrook Terrace,



A 2 bedroom Victorian family home situated ideal for the town centre and train station alike, presented in very good order throughout, the property offers a sitting room, dining room, a lovely extended kitchen/breakfast room, garden room and a superb family bathroom, double glazing, gas central heating and a fully enclosed 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

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, ceiling light, doors to:-

Sitting Room

c.14'7 into bay x 11'8 (4.44m x 3.55m)

With a double glazed bay window to the front aspect, a feature Victorian fireplace, radiator, television point, ceiling light.

Dining Room

c.12'5 x 12' (3.78m x 3.65m)

With a double glazed door obtaining light from the garden room, radiator, a feature Victorian fireplace, stairs to the first floor accommodation, ceiling light and door to:-

Kitchen/Breakfast Room

c.20'3 x 8'2 (6.17m x 2.48m)

With a double glazed window and door to the side aspect, glazed door to the garden room, 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, plumbing for a dishwasher, space and point for an electric cooker with extractor cooker hood over, tiling to splash prone areas, radiator, ceiling light.

Garden Room

c.9'11 x 5'10 (3.02m x 1.77m)

With a double glazed door to the rear garden, plumbing for a washing machine.



FIRST FLOOR

Landing

With access to the loft space, radiator, ceiling light, doors to:-

Bedroom 1

c.15'2 x 12'2 (4.62m x 3.70m)

With 2 double glazed windows to the front elevation, built in storage cupboard, radiator, ceiling light.

Bedroom 2

c.12' x 9'3 (3.65m x 2.81m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath, shower cubicle, wash hand basin, close coupled WC, radiator, a cupboard housing a wall mounted gas boiler for hot water and central heating, ceiling light.

Outside

The rear garden is fully enclosed and is laid lazy lawn. Council Tax Band :- B

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

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

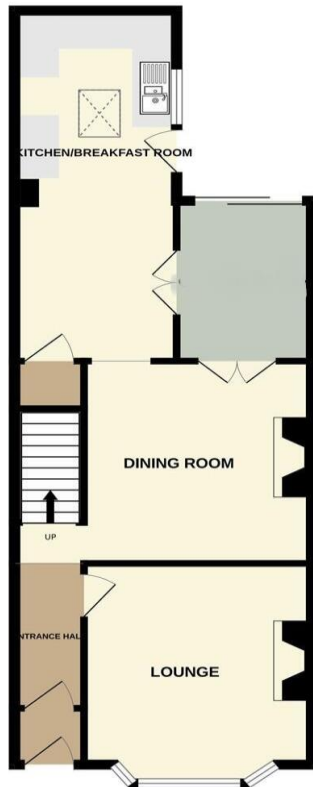
Flood Risk :- Medium.

Primary School Catchment :- North Town Primary School

Secondary School Catchment :- Taunton Academy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From TRG Lawrence & Son`s office proceed on foot along Wood Street, at the end cross the road and continue into Greenbrook Terrace and the property will be found 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

