



FOR SALE

Guide Price £325,000

Scott Close, Taunton



A 4 bedroom 1 being ensuite detached family home in need of updating, situated in a quiet cul-de-sac position in a much sought-after location, the property boasts a sitting room, dining room, family room, kitchen, cloakroom, family bathroom, double glazing, gas central heating, ample parking, garage and a fully enclosed well-stocked gardens, the property is available with no onward chain.





Accommodation
Front door opening to:-

Entrance Porch
With a further door to:-

Entrance Hall
With a radiator, stairs to the first floor
accommodation with under stairs storage
cupboard, ceiling light, doors to:-

Cloakroom
With a double glazed window to the side aspect,
wash hand basin with storage under and tiled
splash back, close coupled WC, radiator, ceiling
light.

Sitting Room
c.19'5 x 11'10 (5.91m x 3.60m)
With 2 double glazed windows to the front aspect,
electric focal point fire with decorative surround
extending to shelving, 2 radiators, 2 ceiling lights.

Family Bathroom
c.12'11 x 8'11 (3.93m x 2.7m)
With an open archway obtaining borrowed light
from the dining room, radiator, ceiling light.

Kitchen
10'10 x 10'3 (3.30m x 3.12m)
With an open arch obtaining borrowed light from
the dining room, 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 plumbing for both washing
machine and dishwasher, space for an electric
cooker with extractor cooker hood over, wall
mounted gas boiler for the hot water and central
heating, tiling to splash prone areas, ceiling light.





Dining Room

c.18'11 x 10'6 (5.76m x 3.20m)

With double glazed windows to the rear and side aspects, a personal door to the garage, radiator, 2 velux windows, 2 ceiling lights, and a double glazed door to the rear garden.

Landing

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

Bedroom 1

c.12'2 x 10'3 (3.70m x 3.12m)

With a double glazed window to the rear elevation, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, all walls benefiting from being fully tiled, extractor fan and a ceiling light.

Bedroom 2

c.13'2 x 7' (4.01m x 2.13m)

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

Bedroom 3

c.12'2 x 10'11 (3.70m x 3.32m)

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





Bedroom 4
c.12'1 x 7'1 (3.68m x 2.15m)
With a double glazed window to the front elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the side elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, radiator, built-in storage cupboard, tiling to splash prone areas, ceiling light.

Outside
To the front of the property there is a driveway providing parking for 4 cars and giving access to a single garage, with up and over door, power and lighting.

The garden is fully enclosed and raps round the property, offering generously proportioned lawns and an extensive variety of mature trees, shrubs and flowers, numerous storage facilities and a pagoda, side access, power, lighting and water supply.

Council Tax :- E

Construction :- Rendered brick under a tiled roof with double glazing.

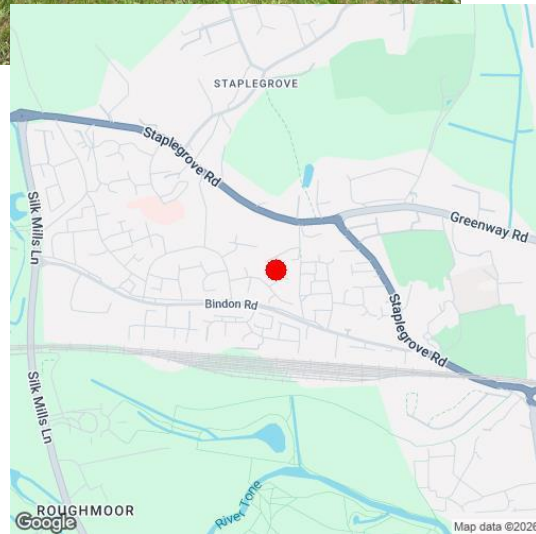
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Staplegrove Church School.
Secondary School Catchment :- The Academy.



Awaiting epc



Directions

Head out of Taunton on the Staplegrove Road, turn left into Bindon Road and right into Hudson Way, Scott Close will be found on your right.

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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Scott Close, Taunton

Awaiting floorplan

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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.

