

FOR SALE

Guide Price £125,000

Cheddon Road, Taunton



A beautifully presented ground floor apartment, offering 2 bedrooms, sitting/dining room, kitchen, a lovely shower room, double glazing, gas central heating, parking the 2 vehicles (tandem) and a patio garden, the property is available with no onward chain and is situated ideal for the train station and the town alike, a great first buy or investment.

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 Lobby

With a feature tiled floor, ceiling light, glazed doors opening to:-

Sitting/Dining Room

c.18'6 max x 10'4 (5.60m x 3.14m)

With a double glazed window to the rear aspect, radiator, 2 ceiling lights, laminate floor, door through to:-

Kitchen

c.14'8 x 5'10 (4.03m x 2.45m)

With a double glazed window to the rear aspect, door also to the rear 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, built-in electric oven and 4 ring hob, space and plumbing for a washing machine, radiator, laminate floor, tiling to splash prone areas, extractor fan, ceiling light.

Bedroom 1

c.13'3 x 8'4 (4.03m x 2.54m)

With double glazed window to the front aspect, radiator, laminate floor, ceiling light.

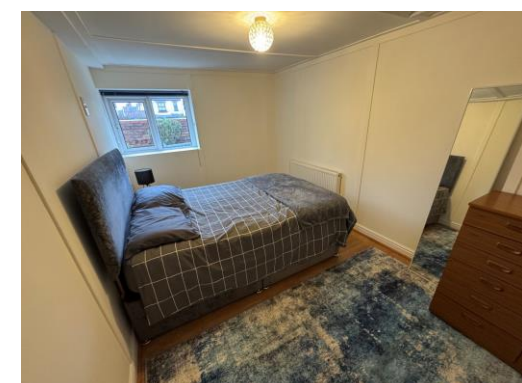
Bedroom 2

c.12'9 x 8'3 (3.88m x 2.51m)

With a double glazed window to the front aspect, laminate floor, radiator, ceiling light.

Shower Room

With a suite comprising of a fully tiled shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, feature tiled floor, heated towel rail, extractor fan, ceiling light.



OUTSIDE

There is a tandem parking space allocated to the property, and an enclosed patio and gravel garden.

Council Tax Band :- A

Construction :- Rendered block under a flat roof with double glazing.

Utilities :- Mains electric, gas, water and drainage, the gas central heating share a boiler with split bills for usage.

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

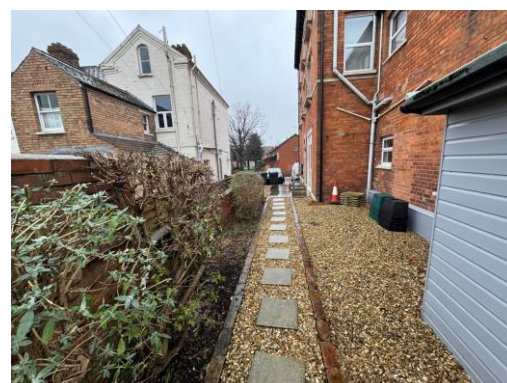
Primary School Catchment :- Priorswood Primary.

Secondary School Catchment :- Taunton Academy.

Lease was 999 years from 2018.

Service Charge :- £80.00 a month.

1 x 1/8th share of the freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Awaiting floorplan

Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon 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.

