

FOR SALE

Guide Price £89,500

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.

THIRD 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.



FIRST FLOOR

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: - Mains 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	38
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.

