FOR SALE

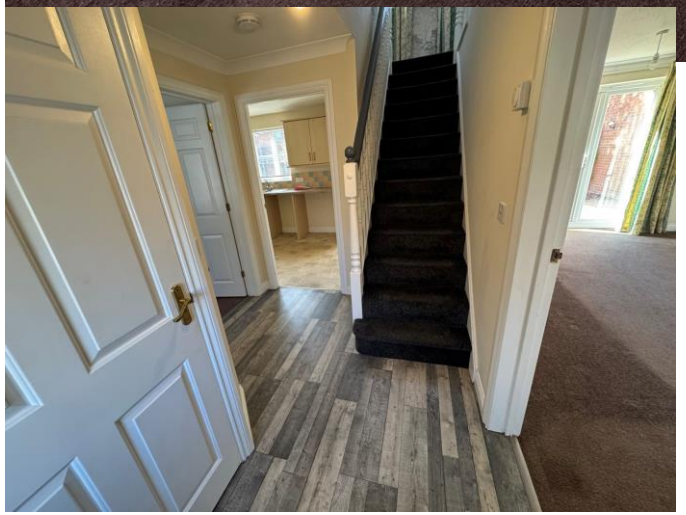
Guide Price £355,000

Avill Crescent,

TRG Lawrence & Son

Avill Crescent, Taunton

A 4 bedroom 1 being en-suite detached family home, situated in a sought-after location and available with no onward chain, the property boasts a sitting room, kitchen, utility area, dining room, cloakroom, family bathroom, double glazing, gas central heating, single garage and a fully enclosed garden.



Accommodation
Double glazed front door opening to:-

Entrance Hall
With stairs to the first floor accommodation, radiator, ceiling light, doors to:-

Cloakroom
With a corner wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, ceiling light.

Sitting Room
c.18’7 x 11’2 (5.66m x 3.50m)
With double glazed window to the front aspect and double glazed patio doors to the rear garden, an electric focal point fire with decorative surround, 2 radiators, 2 ceiling lights.

Dining Room
c.9’11 x 8’6 (3.02m x 2.59m)
With a double glazed window to the front aspect, laminate floor, radiator, ceiling light.

Kitchen
c.12’9 x 8’1 (3.88m x 2.46m)
With a double glazed window to the rear aspect, 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, built-in electric oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, radiator, ceiling light, under stairs storage cupboard, arch through to:-

Utility Area
c.5’5 x 4’10 (1.65m x 1.47m)
With a double glazed door to the rear garden, working surface with space and plumbing for a washing machine under, space for a tumble dryer, wall mounted gas boiler for the hot water and central heating, radiator, extractor fan, ceiling light.

Landing
With a double glazed window to the rear elevation, access to the loft space, radiator, doors to:-

Bedroom 1
c.12’9 max x 11’4 (3.88m x 3.45m)
With a double glazed window to the front elevation, radiator, ceiling light, and door to:-

En-Suite Shower Room
With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with tiled splash back and storage under, close coupled WC, radiator, extractor fan, shaver socket and ceiling light.

Bedroom 2
c.11’7 x 8’1 (3.53m x 2.46m)
With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 3
c.9’9 x 7’1 (2.99m x 2.15m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4
c.8’1 x 6’9 (2.46m x 2.05m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, shaver socket and ceiling light.

Outside
To the side of the property there is a driveway providing parking and giving access to a single garage with up and over door, the rear garden is fully enclosed and offers a generously proportioned patio that gives access to a lawn and a further patio area, there is a side access gate and outside water supply.

Council Tax Band: - D

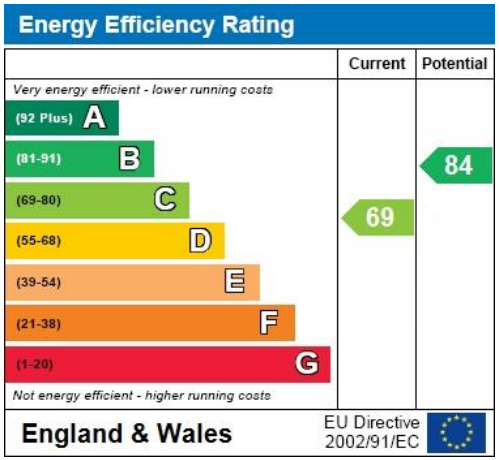
Construction: - Brick under a tiled roof with double glazing.

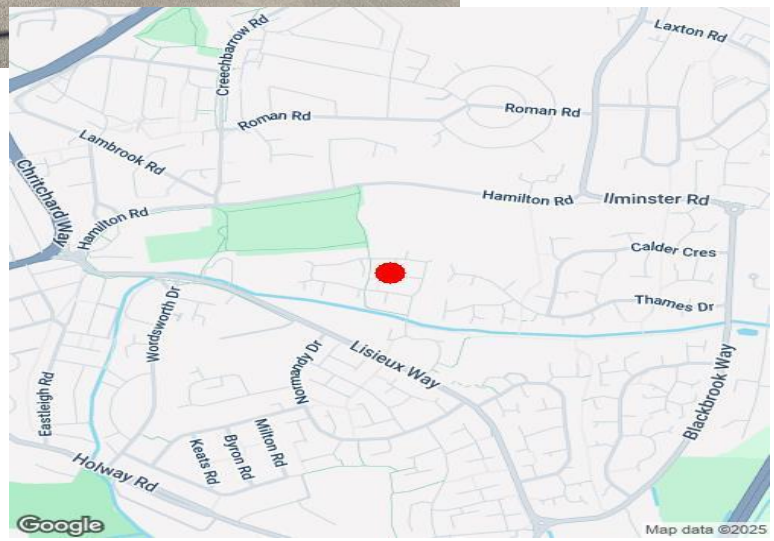
Utilities: - Mains electric, gas, water and drainage.

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

Primary School Catchment: - Blackbrook Primary.

Secondary School Catchment: - Heathfield School.





Directions

Head out of Taunton on Lisiuex Way and turn left into Severn Drive and follow this road into Avill Crescent.

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 OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Avill Crescent, Taunton

AWAITING FLOOR PLAN

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.

TRG Lawrence & Son