

FOR SALE

Guide Price £195,000

Mallory Close,



A 3 bedroom semi detached family home available with no onward chain, situated in a sought after location, offering sitting/dining room, kitchen, family bathroom, double glazing, gas central heating, fully enclosed garden and parking.

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 stairs to the first floor accommodation, radiator, ceiling light, door to:-

Sitting/Dining Room

c.23'4 max x 12'7 > 7'11 (7.11m x 3.83m > 2.41m)

With double glazed windows to the front and rear aspects, 2 radiators, 2 ceiling lights, door to:-

Kitchen

c.8'11 x 7'5 (2.71m x 2.26m)

With a double glazed door and window 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, tiling to splash prone areas, space and point for an electric cooker, wall mounted gas boiler for the hot water and central heating, space and plumbing for a washing machine, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, airing cupboard housing a hot water cylinder and shelving, doors to:-

Bedroom 1

c.12'9 x 9'1 (3.88m x 2.76m)

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

Bedroom 2

c.10'5 x 8'4 (3.17m x 2.54m)

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

Bedroom 3

c.7'3 x 7' (2.20m x 2.13m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, ceiling light.



OUTSIDE

The garden is fully enclosed and offers a patio and lawn, with flower beds housing a variety of mature shrubs, a garden shed, there is a rear access gate giving access to a parking space allocated to the property.

Council Tax Band: - C

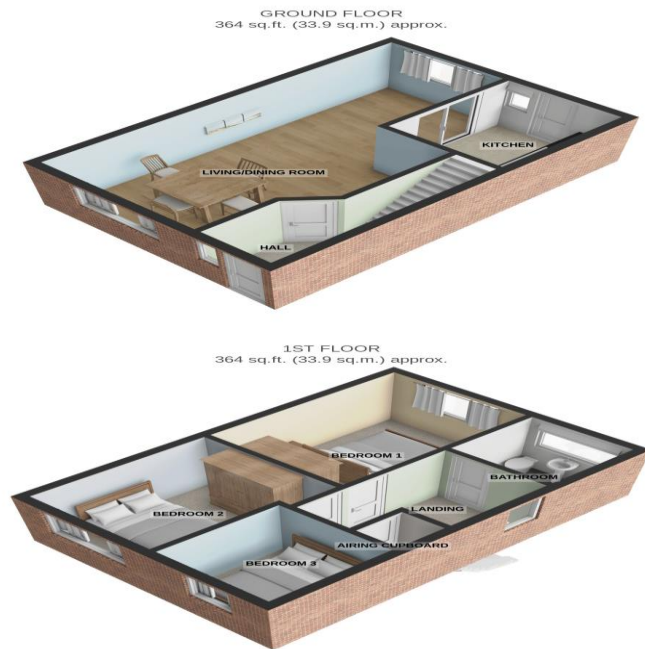
Construction: - Brick under tiled roof with double glazing.

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

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

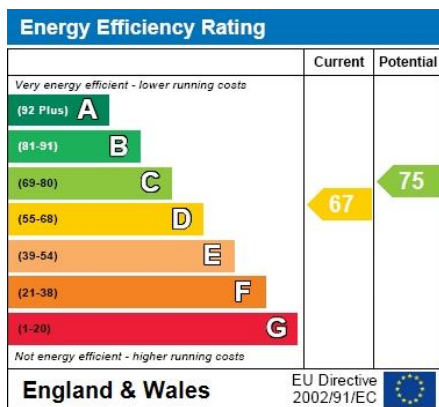
Primary School Catchment: - Staplegrove Church School.

Secondary School Catchment: - Taunton Academy.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Directions

Head out of Taunton along Staplegrove Road, turn left into Bindon Road, take the third on the right into Hudson Way and right into Mallory Close.

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.

