

FOR SALE

Guide Price £150,000

St Andrews View,



A lovely 2 bedroom family home, offering sitting room, kitchen, family shower room, double glazing, electric heating and parking, the property is located in a cul-de-sac position a short walk from the train station and within easy access of the town.

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 2 storage cupboards, ceiling light, doors to:-

Sitting Room

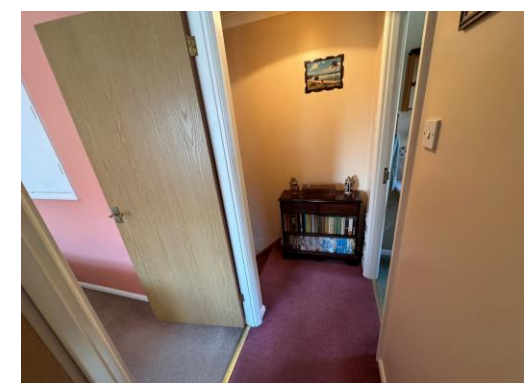
c.15'9 x 11'9 (4.80m x 3.58m)

With a double glazed bay window to the side aspect, stairs to the first floor accommodation, 2 electric wall mounted heaters, ceiling light, and television point.

Kitchen

c.9'7 x 5'5 (2.92m x 1.65m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, space and point for an electric cooker with extractor cooker hood over, space and plumbing for a washing machine, tiling to splash prone areas, electric wall mounted heater, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.10'3 x 8'7 (3.12m x 2.61m)

With a double glazed window to the side elevation, built-in wardrobe and drawers with an over stairs storage cupboard, wall mounted electric heater, ceiling light.

Bedroom 2

c.7'4 x 7'1 > 6'10 (2.23m x 2.15m > 2.08m)

With 2 double glazed windows to the side elevation, ceiling light family.

Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, shaver socket, electric panel heater, ceiling light and extractor fan.

Outside

There is a parking space allocated to the property close by, and there is a small flowerbed in front of the property.

Council Tax Band :- B

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.

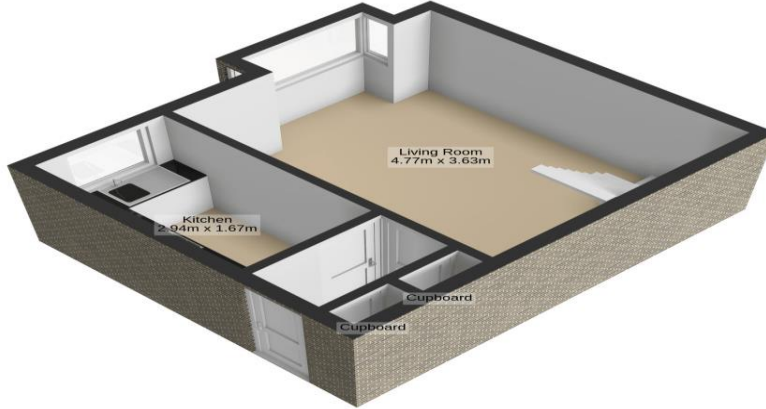
Primary School Catchment :- St Andrews Church School

Secondary School Catchment :- Taunton Academy

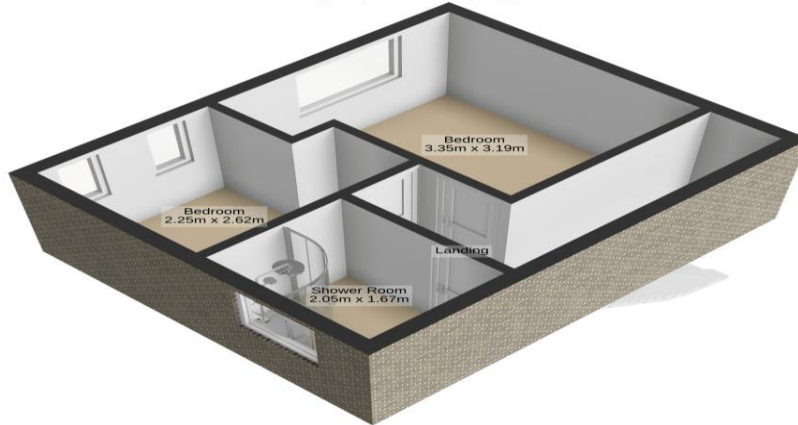


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
255 sq.ft. (23.7 sq.m.) approx.



1st Floor
245 sq.ft. (22.8 sq.m.) approx.



Total Floor Area : 500 sq.ft. (46.5 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

From TRG Lawrence & Son office head out of town on Station Road, turn left after the train station into Greenway Avenue and right into St Andrews View.

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.

