



**FOR SALE**

**Guide Price £375,000**

**Rossiter Close,**





## Rossiter Close, Taunton

This beautifully appointed family town house presented over 3 floors, situated in a much sought after location, boasts 4 double bedrooms 2 being en-suite, a sitting room with balcony, a stunning kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, fully enclosed low maintenance garden and garage.









## Accommodation

Front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation, airing cupboard housing hot water cylinder, built-in storage cupboard with space and plumbing for a washing machine, doors to:-

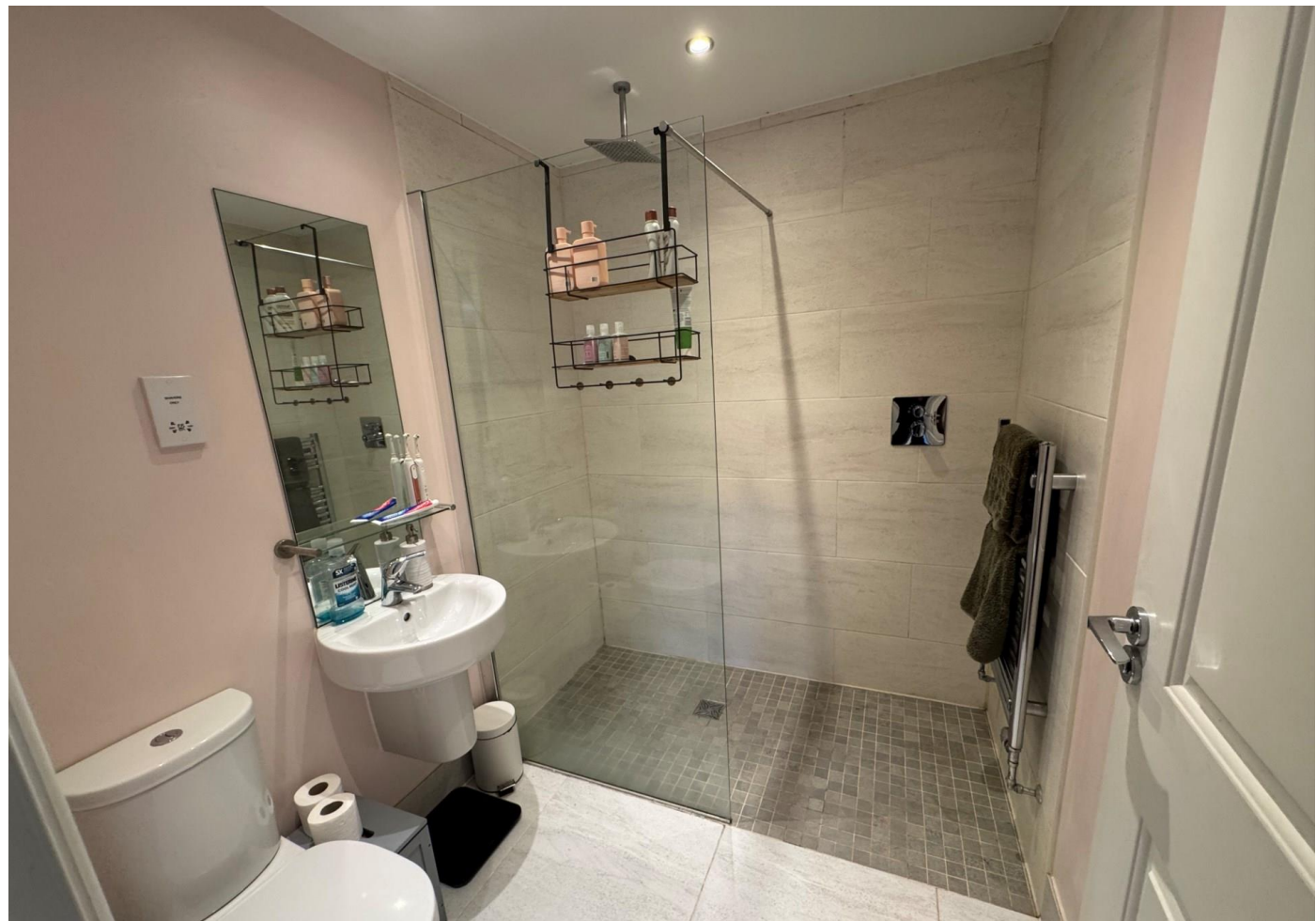
### Cloakroom

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

### Kitchen/Dining Room

c.16'8 x 12'2 (5.08m x 3.70m)

With double glazed patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers incorporating a lovely corner larder cupboard, working surfaces incorporating a 1 & 1/4 bowl single drainer stainless steel sink unit with mixer tap, space and point for a range cooker with extractor cooker hood over, radiator, built in dishwasher and fridge/freezer.







### First Floor Landing

With stairs to the second floor accommodation, radiator, 2 built-in storage cupboards, 2 ceiling lights, door to:-

### Sitting Room

c.16'8 x 11'9 (5.08m x 3.58m)

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

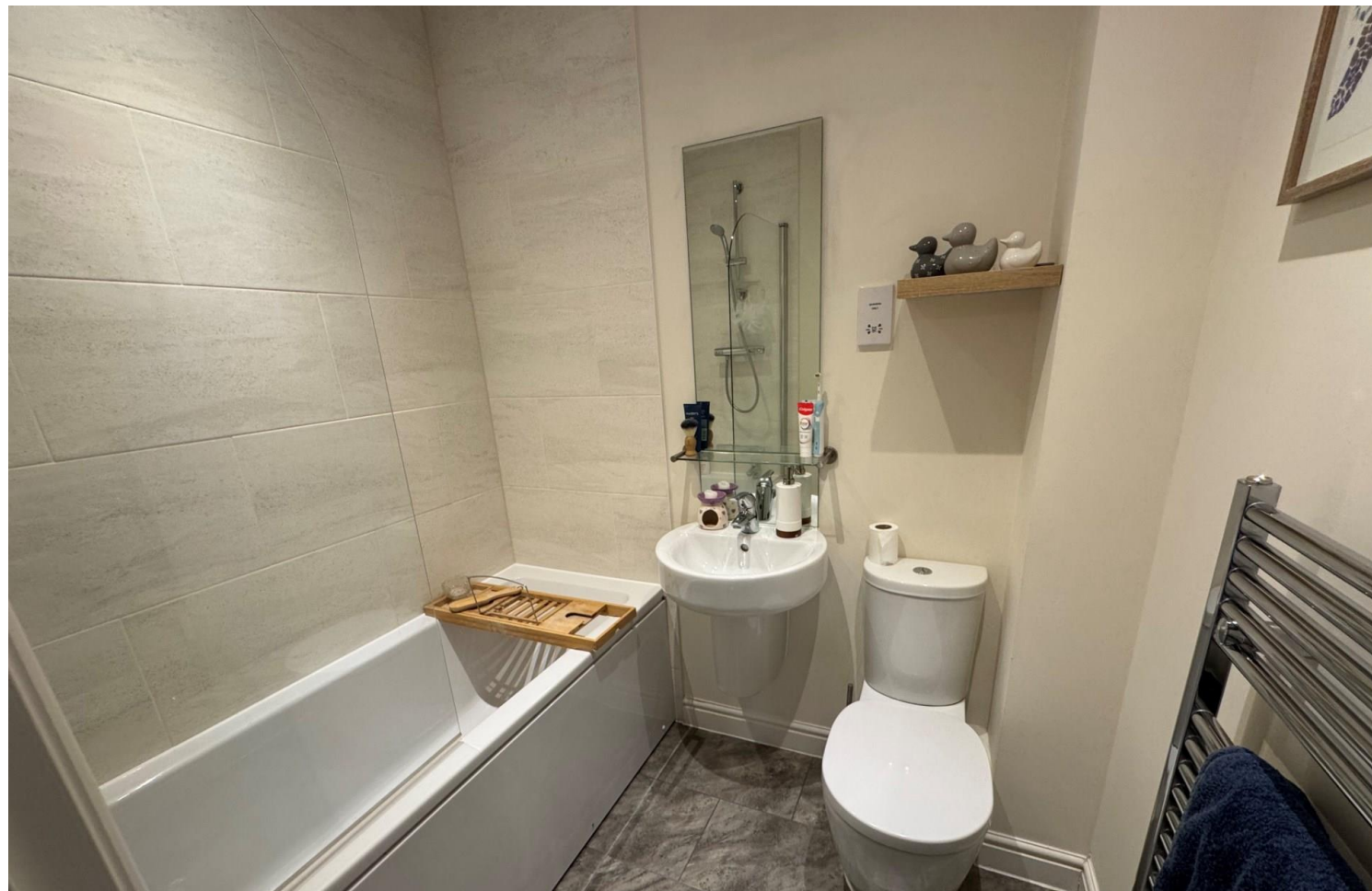
### Bedroom 1

c.16'8 max > 10'4 x 12'2 (5.08m > 3.14m x 3.70m)

With a double glazed window to the rear elevation, radiator, built-in wardrobes, ceiling light, door to:-

### En-Suite Shower Room

With a fully tiled shower cubicle, wash hand basin, close coupled WC, feature tiled floor, shaver socket, and extractor fan.







### Second-Floor Landing

With airing cupboard housing gas boiler for the hot water and central heating, radiator, access loft space, 2 ceiling lights, doors to:-

### Bedroom 2

c.13'3 max > 9'11 x 12'5 (4.03m > 3.02m x 3.78m)

With a double glazed window to the rear elevation, radiator, ceiling light, door to:-

### En-Suite Shower Room

With a double glazed window to the rear elevation, fully tiled shower cubicle, wash hand basin, close coupled WC, heated towel rail, shaver socket, and extractor fan.

### Bedroom 3

c.11'6 x 8'2 (3.50m x 2.48m)

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

### Bedroom 4

c.11'6 x 8'1 (3.50m x 2.46m)

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

### Family Bathroom

With a suite comprising of a bath with shower over, wash hand basin, close coupled WC, shaver socket, extractor fan, tiling to splash prone areas, ceiling light.





## Outside

To the front of the property there is a driveway providing parking with a E.V charger and giving access to a single garage currently divided into a store and a utility are by stud wall, so could be turned back into a working garage easily, the rear garden is fully enclosed and laid to lawn with flower bed and patio.

Council Tax Band: - D

Primary School Catchment: - West Monkton  
C of E Primary School

Secondary School Catchment: - Heathfield  
School

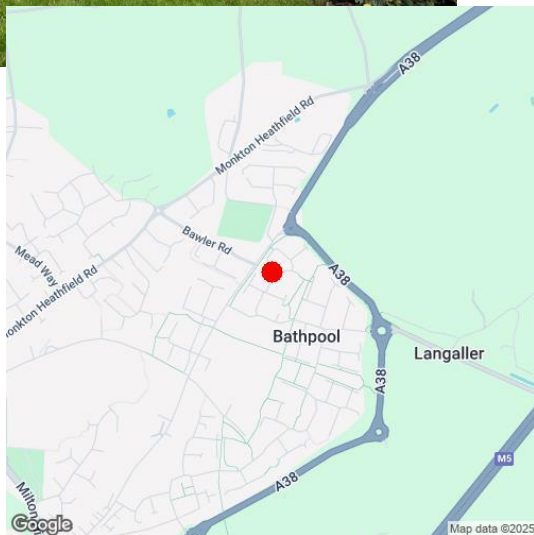
Construction: - Rendered brick under a tiled roof with double glazing.

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

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







## Directions

From Taunton head out on the Bridgwater Road, in Bathpool after passing the school turn right into Coppin Road and left into Rossister 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



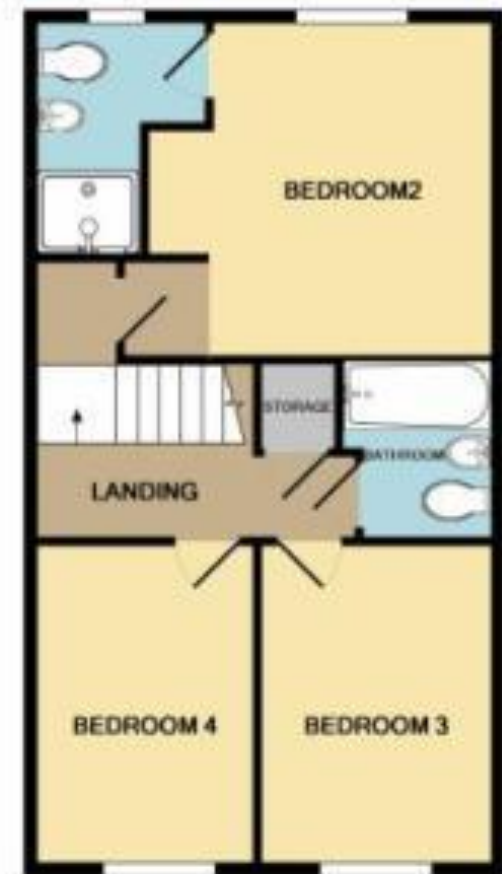
# Rossiter Close, Taunton



GROUND FLOOR



1ST FLOOR



2ND FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.5 SQ.M.)

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](http://www.trglawrenceandson.co.uk)

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