

FOR SALE

Guide Price £165,000

Bartlett Close,



A 2 bedroom terraced property in a much sought-after location, in a quiet cul-de-sac position in need of refurbishment, with a sitting room, kitchen, shower room, double glazing, gas central heating, enclosed garden and garage.

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

With a double glazed front door opening to:-

Entrance Porch

With double glazed windows to the front and side aspects, further door to:-

Sitting Room

c.13'11 x 11'8 (4.24m x 3.55m)

With a double glazed window to the front aspect, stairs to first-floor accommodation, radiator, 2 ceiling lights, under stairs storage cupboard, door to:-

Kitchen

c.11'1 x 9'1 (3.37m x 2.76m)

With a double glazed window and door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, space and plumbing for a washing machine and dishwasher, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, radiator and 2 ceiling lights.



FIRST FLOOR

Landing

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

Bedroom 1

c.11'9 x 9'4 (3.58m x 2.84m)

With a double glazed window to the rear elevation, built-in wardrobe, radiator, ceiling light.

Bedroom 2

c.11'9 x 8'2 (3.58m x 2.48m)

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

Shower Room

With a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to all walls, radiator, storage cupboard, extractor fan and ceiling light.



Outside

The rear garden is fully enclosed and offers a patio with steps up to a raised gravel garden, there is a garage close by in a block.

Council Tax Band: - B

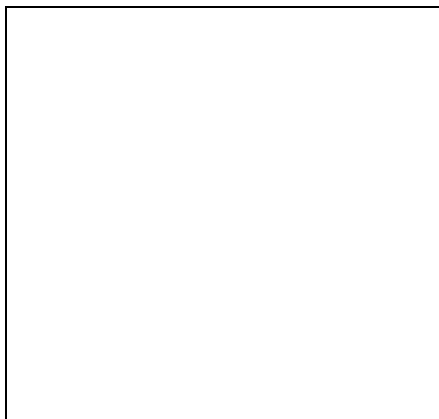
Construction: - Brick and render under a tiled roof with double glazing.

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

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

Primary School Catchment: - Bishop Henderson C of E.

Secondary School Catchment: - Castle School.



Directions

Head out of Taunton on the Trull Road, turn right at the roundabout into Galmington Road, turn left into College Way, then right into Queensway, Bartlett Close will be found on the 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.

