



FOR SALE
Guide Price £250,000
Tower Lane, Taunton



A rare opportunity to purchase this attached hall, offering 2 function rooms, a kitchen, a bar, WC facilities, offering a wide range of uses subject to the relevant planning, available with no onward chain, gas heating, double glazing and parking, situated in the county town of Taunton that offers a wide range of shops and amenities.





Front door opening to:-

Entrance Hall

With stairs and a lift to the first floor, under stairs storage, 3 ceiling lights, doors to 2 separate WC's, with close coupled WC's and wash hand basins. Double doors open to:-

Function Room

c.30'5 max x 16'6 (9.27m x 5.02m)

With 3 double glazed windows to the side aspect and a double glazed door to the courtyard, a wall mounted gas heater, built-in storage room, 5 ceiling lights, emergency exit doors to the rear and door to:-

Kitchen

c.17'7 x 7'4 (5.18m x 2.23m)

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 to a single bowl single drainer stainless steel sink unit, space and point for a gas range cooker, wall mounted gas boiler for the hot water, tiling to splash prone areas, a further door to the entrance hall, 2 ceiling lights and door to:-

Utility Room

c.8' x 6'8 (2.43m x 2.03m)

With a double glazed window to the side aspect, a single bowl single drainer sink unit, working surfaces and display shelving, ceiling light.





First Floor

Bar Area

c.17'5 x 16'10 (5.30m x 5.13m)

With 2 double glazed windows to the front elevation and 2 further double glazed windows to the side elevation, there is a built-in bar, 3 ceiling lights, door to:-

WC

With wash 2 hand basins 2 urinals and 2 WC's, tiling to splash prone areas, a gas wall heater and ceiling light.

Function Room

c.25'1 x 24'9 (7.64m x 7.54m)

With 3 double glazed windows to both side elevations, 2 wall mounted gas heaters, door to a store, ceiling lights.





Outside

There is a small patio/seating area and parking for 2 cars.

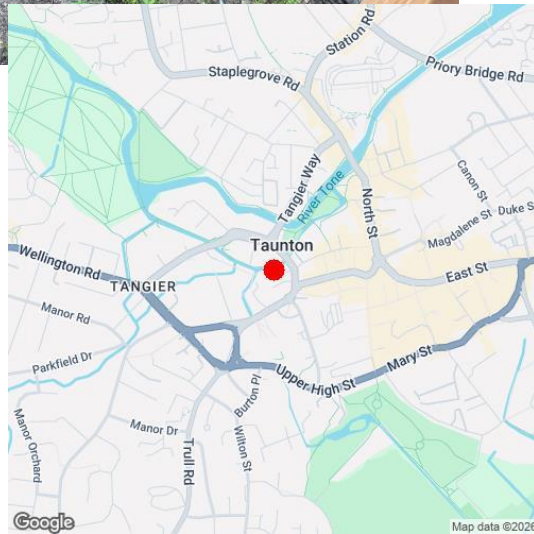
Construction :- It is of brick construction with double glazing.

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

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



Awaiting EPC



Directions

Head out of Taunton along Corporation Street, turn right into Tower Lane and the property will be found on your left 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.

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Tower Lane, Taunton

Awaiting floorplan

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.

