

## FOR SALE

Price £180,000

Roseberry Terrace, Taunton



**A 3 bedroom Victorian property available with no onward chain in need of updating, situated in a sought-after location, offering sitting room, dining room, kitchen, family bathroom, double glazing and a fully enclosed garden.**

**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](http://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 exposed wooden floor, ceiling light, doors to:-

### Sitting Room

c.10'7 x 10'6 max (3.22m x 3.20m)

With a double glazed window to the front aspect, open fire with exposed stone surround, exposed wooden floor, ceiling light.

### Dining Room

c.12'9 x 11'1 (3.88m x 3.37m)

With a double glazed window to the rear aspect, open fire with decorative surround, display shelving and storage cupboards, exposed wooden floor, stairs to the first floor accommodation, ceiling light, door to:-

### Kitchen

c.9'11 x 7'9 (3.02m x 2.36m)

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 single bowl single drainer sink unit with mixer tap, tiling to splash prone areas, space and plumbing for a washing machine, space and point for an electric cooker, ceiling light.



# FIRST FLOOR

## Landing

With a ceiling light, exposed wooden floor, doors to:-

## Bedroom 1

c.14'2 x 10'8 (4.31m x 3.25m)

With a double glazed window to the front elevation, built-in wardrobe, a feature Victorian fireplace, ceiling light

## Bedroom 2

c.10'9 x 10'8 (3.27m x 3.25m)

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

## Family Bathroom

c.10' x 7'10 (3.04m x 2.38m)

With a double glazed window to the rear elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, airing cupboard housing a hot water cylinder and shelving, ceiling light.

## Outside

The rear garden is fully enclosed and well-stocked.

Council Tax Band :- B

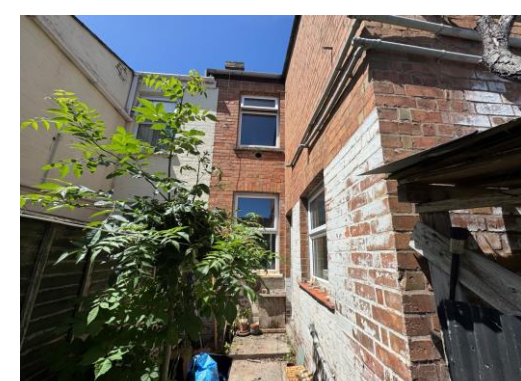
Construction :- Rendered brick under a tiled roof with double glazing.

Utilities :- Mains electric, water and drainage.

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

Primary School Catchment :- North Town.

Secondary School Catchment :- The Academy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Awaiting floorplan

## Directions

From TRG Lawrence and son office, proceed up Staplegrave Road, turn left into Richmond Road and follow the road round into Roseberry Terrace.

### 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.



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