

## **FOR SALE**

**Guide Price £208,000**

**Cranes Close,**



**A 2 bedroom 1 being en-suite end terrace family home available with no onward chain, situated in a sought-after location in a quiet cul-de-sac position, with sitting room kitchen/dining room, family bathroom, double glazing, gas central heating, garage 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 stairs to the first floor accommodation, radiator, ceiling light, door to:-



### Sitting Room

c.14'11 x 10'6 (4.54m x 3.20m)

With a double glazed window to the front aspect, electric focal point fire with decorative surround, 2 radiators, television point, ceiling light, door to:-



### Kitchen/Dining Room

c.13'6 x 8'9 (4.11m x 2.66m)

With a double glazed window and double glazed patio doors to the rear 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, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, built-in fridge freezer, space and plumbing for a washing machine, under stairs storage cupboard, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, radiator, 2 ceiling lights.



## FIRST FLOOR

### Landing

With a double glazed window to the side elevation, access to the loft space, ceiling light, airing cupboard housing a hot water cylinder and shelving, doors to:-



### Bedroom 1

c.11'6 x 10'6 max (3.50m x 3.20m)

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



### En-Suite 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, radiator, all walls benefiting from being fully tiled, extractor fan and ceiling light.

### Bedroom 2

c.9'11 x 7'1 (3.02m x 2.15m)

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



### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with mixer tap and shower handset, close coupled WC, pedestal wash hand basin, tiling to splash prone areas, radiator, extractor fan, ceiling light.



## OUTSIDE

There is a garage belonging to the property close by, and the rear garden is fully enclosed with a generously proportioned patio, lawn and side access gate.

Council Tax Band: - B

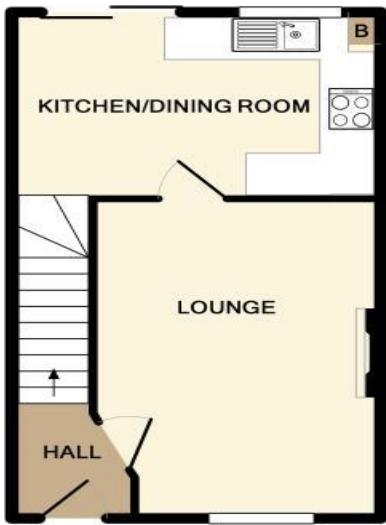
Construction: - Brick under a tiled roof.

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

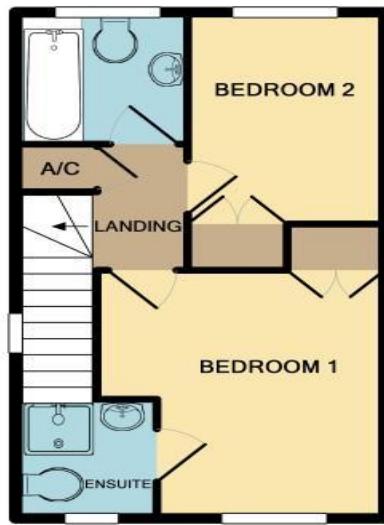
Flood Risk: - Surface: - Very low, river and sea very low.

Primary School Catchment: - Lyngford Park.

Secondary School Catchment: - Taunton Academy.

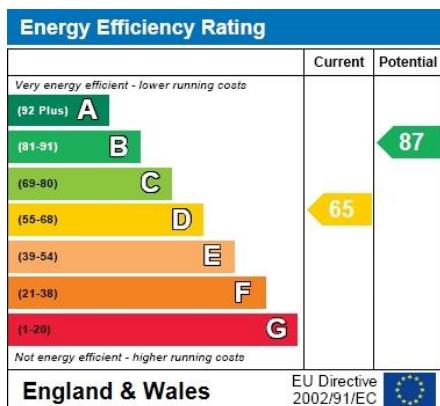


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016



## Directions

Head out of Taunton along Priorswood Road, go straight over the first roundabout and right into Waterleaze at the next roundabout, Cranes 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.

