

FOR SALE

Guide Price £230,000

Buckland Road, Taunton



A well presented 3 bedroom family home, offering a sitting/dining room, a lovely kitchen, family bathroom with separate WC, double glazing, gas central heating 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

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door with a double glazed side-screen opening to :-

Entrance Hall

With a laminate floor, stairs to the first floor accommodation, radiator, ceiling light, doors to:-

Sitting/Dining Room

c.22'8 x 9'6 plus door recess (6.90m x 2.89m)

With a double glazed window to the front aspect, double glazed doors to the rear garden, laminate floor, gas real flame fire with decorative surround and back boiler for the central heating and hot water, 2 radiators, television point, 2 ceiling lights, door to :-

Kitchen

c.9'11 x 8'2 (3.02m x 2.48m)

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 stainless steel sink unit with mixer tap, built-in electric oven and 4 ring gas hob with extractor cooker hood over, space and plumbing for both washing machine and dishwasher, laminate floor, splash backs, built in storage cupboard housing the hot water cylinder, ceiling light.



FIRST FLOOR

Landing

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

Bedroom 1

c.12'10 x 9' (3.91m x 2.74m)

With a double glazed window to the front elevation enjoying far reaching views, radiator, built-in wardrobes, ceiling light.

Bedroom 2

c.12' plus door recess x 9'9 (3.65m x 2.97m)

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

Bedroom 3

c.9'8 max x 8'10 max (2.94m x 2.69m)

With a double glazed window to the front elevation again enjoying far reaching views, radiator, over stairs storage cupboard, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, tiling to splash prone areas, heated towel rail, ceiling light.

Separate WC

With a double glazed window to the rear elevation, low-level WC, ceiling light.

OUTSIDE

The rear garden is fully enclosed and offers a generously proportioned patio, with brick built garden store and steps to a raised lawn, and side access gate.

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

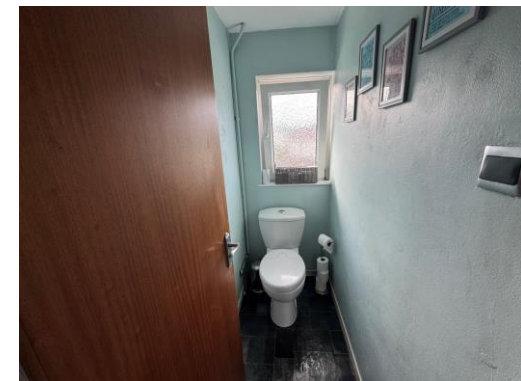
Council Tax band :- B

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

Primary School Catchment :- Lyngford Park Primary

Secondary School Catchment :- Taunton Academy

Awaiting epc



Awaiting floorplan

Directions

Head out of Taunton along Priorswood Road, at the roundabout turn left into Eastwick Road, Buckland Road 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.

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