

FOR SALE

Guide Price £265,000

Staplegrove Road, Taunton



A Victorian terraced family home situated in a sought-after location, boasting 2 bedrooms and attic room, sitting room, kitchen/dining room, utility room and cloakroom, family bathroom, double glazing, gas central heating, enclosed garden and a driveway providing ample parking.

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 opening to:-

Entrance Hall

With a laminate floor, ceiling light, doors to:-

Sitting Room

c.12'4 x 11'4 (3.75m x 3.45m)

With a double glazed bay window to the front aspect, laminate floor, open fireplace with tiled surround and hearth, television point, radiator, ceiling light.

Kitchen/Dining Room

c.20'5 x 13'11>11'3 (6.22m x 4.24m>3.42m)

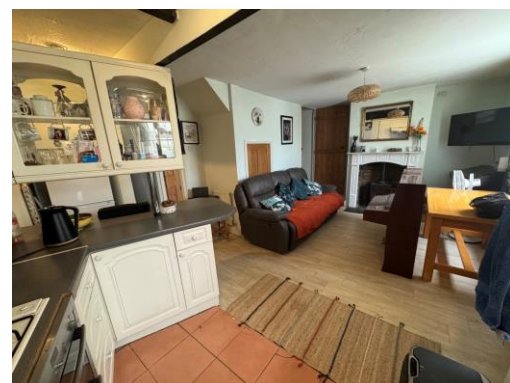
With a double glazed window to the rear aspect a glazed window obtaining borrowed light from the utility room, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1½ bowl single drainer stainless steel sink unit with mixer tap, space and point for a gas cooker with extractor cooker hood over, tiling to splash prone areas, solid fuel burner with decorative surround, television point, under stairs storage cupboard, 2 radiators, 3 spotlights and a ceiling light, door to:-

Utility Room

With a window to the rear aspect, door to the rear garden, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler for the hot water and central heating, ceiling light, door to:-

Cloakroom

With a low-level WC.



FIRST FLOOR

Landing

With a ceiling light and staircase to the attic, doors to:-

Bedroom 1

c.17'4 x 10'1 (5.28m x 3.07m)

With 2 double glazed windows to the front elevation, radiator, picture rail, ceiling light.

Bedroom 2

c.13'2 x 8'3 (4.01m x 2.51m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a corner bath, fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, 2 spotlight fittings.

The Loft has a velux window and laminate floor, under eaves storage and lighting.

Outside

The rear garden is fully enclosed and offers a gravel seating area with flowerbeds housing a variety of mature shrubs and flowers, there is a rear access gate giving access to the driveway providing ample parking.

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 :- Staplegrove Church School.

Secondary School Catchment :- Taunton Academy.

Awaiting epc



Awaiting floorplan

Directions

Head out of Taunton on Staplegrove Road 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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