

FOR SALE

Guide Price £210,000

Buckland Road,



A 2 bedroom semi-detached family home presented in superb decorative order throughout, boasting a sitting/dining room, kitchen, family bathroom, 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 opening to:-

Entrance Hall

With stairs to the first floor accommodation, ceiling light and door to:-

Sitting/Dining Room

c.18'4 x 12'8 > 11'2 (5.88m x 3.86m > 3.40m)

With a double glazed window to the front aspect, double glazed patio doors to the rear garden, laminar floor, 2 radiators, ceiling light.

Kitchen

c.11' x 7'4 (3.35m x 2.23m)

With a double glazed window to the rear aspect, fitted units comprising floor standing storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and point for electric cooker, space and plumbing for both washing machine and dishwasher, radiator, ceiling light, door to:-

Side Lobby

With doors to both front and rear aspects and door to a storage room.



FIRST FLOOR

Landing

With ceiling light, doors to:-

Bedroom 1

c.15'11 x 9'1 (4.85m x 2.76m)

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

Bedroom 2

c.12' x 8'11 (3.65m x 2.71m)

With a double glazed window to the rear elevation, radiator, 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, pedestal wash hand basin, low-level WC, tiling to splash prone areas, radiator, ceiling light.

Outside

To the front of the property there is an enclosed garden laid to lawn with pathway to the front door, the rear garden is fully enclosed and offers a generously proportioned lawn and gravel seating area.

Construction: - Concrete with brick elevation under a tiled roof

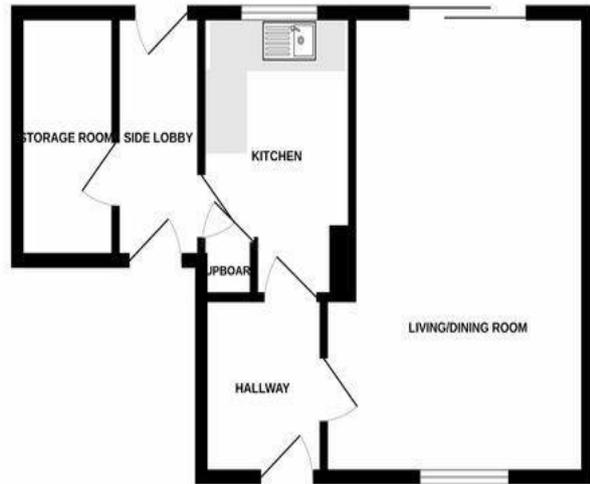
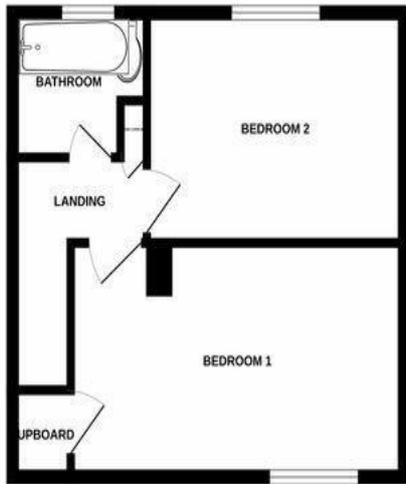
Council Tax band: - B

Primary School Catchment: - Lyngford Park Primary

Secondary School Catchment: - Taunton Academy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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.

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.

