



**FOR SALE**

**Guide Price £350,000**

**Belvedere Road, Taunton**



A terrace property currently used as a HMO, offering 7 bedrooms, 2 shower rooms, 2 WC's, some double glazing, gas central heating, communal sitting room, kitchen and utility room, presented in good decorative order throughout, available with no onward chain, situated within easy access of the town centre and train station alike, presented over 3 floors, 2 bedrooms, sitting room, kitchen, utility, shower and WC on the ground floor, the first-floor offers a further 3 bedrooms, shower room and WC, and the 2nd floor accommodation offers 2 bedrooms, there is the benefit of a courtyard garden at the rear.





## Accommodation

Front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation, radiator, 2 ceiling lights, doors to:-

### WC

With a low-level WC, radiator, ceiling light.

### Shower Room

With a fully tiled shower cubicle, wash hand basin with tiled splash back, radiator, extractor fan, ceiling light.

### Bedroom 1

c.15'10 x 12'10 (4.82m x 3.91m)

With a double glazed window to the front aspect, radiator, floor and wall mounted storage cupboards, wash hand basin with tiled splash back, feature fireplace, picture rail, coving to the ceiling, ceiling rose a ceiling light.

### Bedroom 2

c.13'9 x 10'6 max (4.19m x 3.20m)

With a window to the rear aspect, built-in wardrobe, wash hand basin with tiled splash back, radiator, picture rail, coving to the ceiling, ceiling rose, ceiling light.

### Sitting Room

c.11'7 x 8'7 (3.53m x 2.61m)

With a window to the side aspect, feature fireplace, radiator, picture rail, ceiling light, door to:-





### Kitchen

c.10'6 x 8'8 (3.20m x 2.64m)

With a double glazed window to the side aspect, 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, tiling to splash prone areas, space for an electric cooker, ceiling light, door to:-

### Utility Room

c.9' x 3'8 (2.74m x 1.11m)

With a double glazed window to the rear courtyard, space and plumbing for a washing machine, extractor fan, floor standing storage cupboard with working surface over, wall mounted down flow heater.

### First-Floor Landing

With a radiator, stairs to the second floor accommodation, doors to:-

### WC

With a low-level WC, wash hand basin with tiled splash back, double glazed window to the side elevation, wall mounted gas boiler for the hot water and central heating, ceiling light.

### Shower Room

With a fully tiled shower cubicle, wash hand basin with tiled splash back, radiator, extractor fan, ceiling light.





### Bedroom 3

c.20'5 x 8'6 (6.22m x 2.59m)

With double glazed windows to both side and rear elevations, floor and wall mounted storage cupboards, working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and point for an electric cooker, picture rail, radiator, 2 ceiling lights.

### Bedroom 4

c.12'9 x 10'7 (3.88m x 3.22m)

With a double glazed window to the rear elevation, wash hand basin with tiled splash back, built-in wardrobe, coving to the ceiling, radiator, ceiling light.



### Bedroom 5

c.16'9 x 16'1 max (5.10m x 4.90m)

With 2 double glazed windows to the front elevation, decorative fire surround, floor and wall mounted storage cupboards and drawers space, point for a electric cooker, single bowl single drainer stainless steel sink unit with tiled splash back, radiator, picture rail, coving to the ceiling, ceiling rose with ceiling light.

### Second-Floor Landing

With a double glazed window to the rear elevation, access to the loft space, ceiling light, doors to:-

### Bedroom 6

c.13'3 x 10'8 max (4.03m x 3.25m)

With a double glazed window to the rear elevation, wash hand basin with tiled splash back, built-in wardrobe, radiator, ceiling light

## Bedroom 7

c.16'8 x 13'8 (5.08m x 4.16m)

With 2 double glazed window to the front elevation, built-in wardrobe, floor and wall mounted storage cupboards, working surface incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and point for an electric cooker, radiator, ceiling light.

## Outside

There is a small courtyard garden to the rear of the property.

Council Tax Band :- E

Construction :- Brick under a tiled roof with part double glazing.

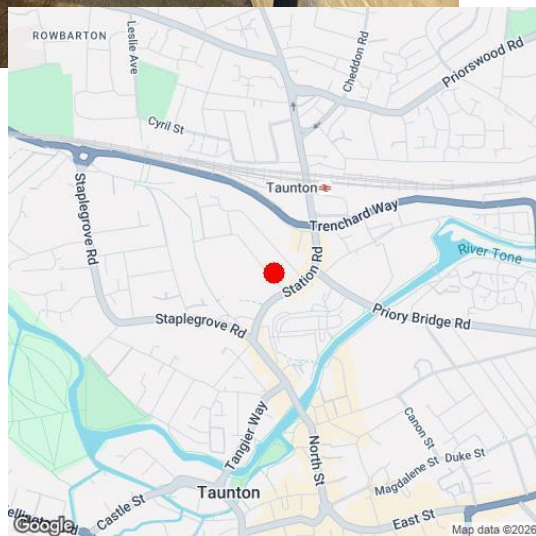
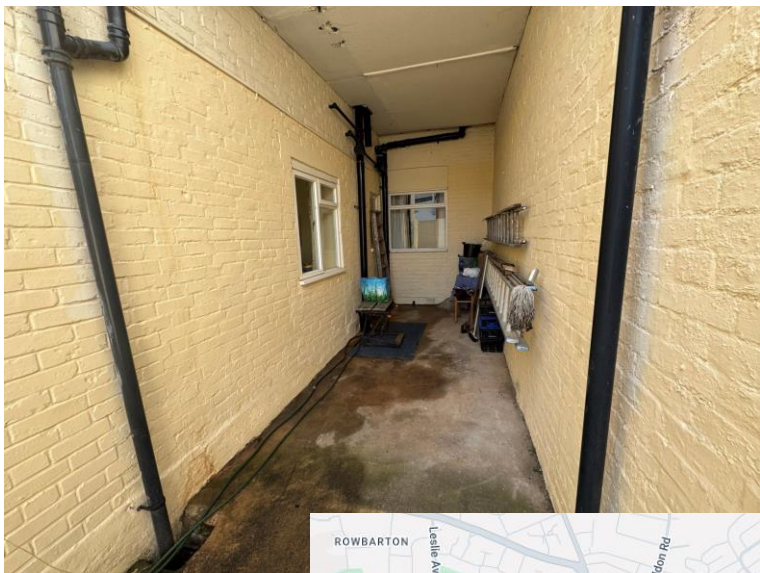
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- Northtown School.

Secondary School Catchment :- The Academy.





### Directions

From TRG Lawrence & Son`s office proceed along Statin Road and Belvedere Road will be found on your left hand side.

### Please note the following:

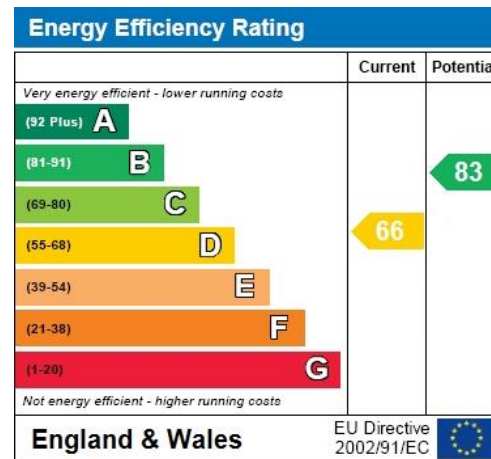
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Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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# Belvedere Road, Taunton

Awaiting floorplan

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

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