

## FOR SALE

**Guide Price £230,000**

**Baldwin Road,**



**An extended 3 bedroom family home, offering a sitting room, dining room, kitchen, cloakroom, family bathroom, double glazing, gas central heating and a fully enclosed garden, the property is available with no onward chain.**

**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 Lobby

With a double glazed window to the side aspect, double glazed door to the rear aspect, 2 ceiling lights and a further door to:-

#### Entrance Hall

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

#### Sitting Room

c.14'11 x 12'8 (4.54m x 3.86m)

With 3 double glazed windows to the front aspect, laminate floor, gas real flame fire with decorative surround, television point, radiator, ceiling light, door to:-

#### Dining Room

c.15'11 x 8'11 (4.85m x 2.71m)

With a double glazed window to the front aspect, laminate floor, radiator, 2 ceiling lights, door to:-

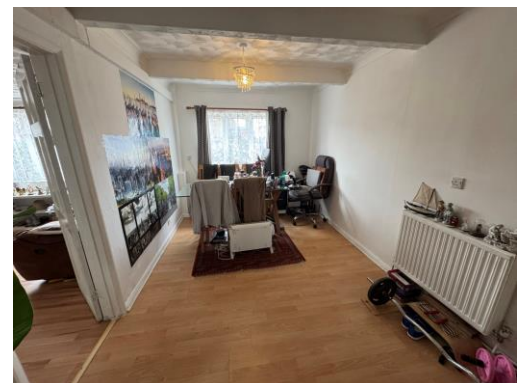
#### Cloakroom

With a double glazed window to the rear aspect, a low level WC incorporating a small wash hand basin with mixer tap, all walls benefiting from being fully tiled with a feature tiled floor and ceiling light.

#### Kitchen

c.9'9 x 8'9 (2.97m x 2.66m)

With a double glazed windows to the side and rear aspects, double glazed door 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 with mixer tap, built-in electric oven and 5 ring gas hob with extractor cooker hood over, feature tiled floor, tiling to splash prone areas, space and plumbing for a washing machine, wall mounted gas boiler for the hot water and central heating, ceiling light.





## FIRST FLOOR

### Landing

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

### Bedroom 1

c.11'6 x 7'10 (3.50m x 2.38m)

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

### Bedroom 2

c.11'1 x 10'5 (3.37m x 3.17m)

With 2 double glazed windows to the front elevation, radiator, built-in wardrobe, ceiling light.

### Bedroom 3

c.10' max x 7'11 (3.04m x 2.41m)

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

### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, wash hand basin with storage under, low-level WC, feature tiled floor, tiling to all walls, radiator, ceiling light.

## OUTSIDE

The rear garden is fully enclosed with a raised patio area and gravel seating area, there is a brick built garden store with power and lighting.

Council Tax Band: - B

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

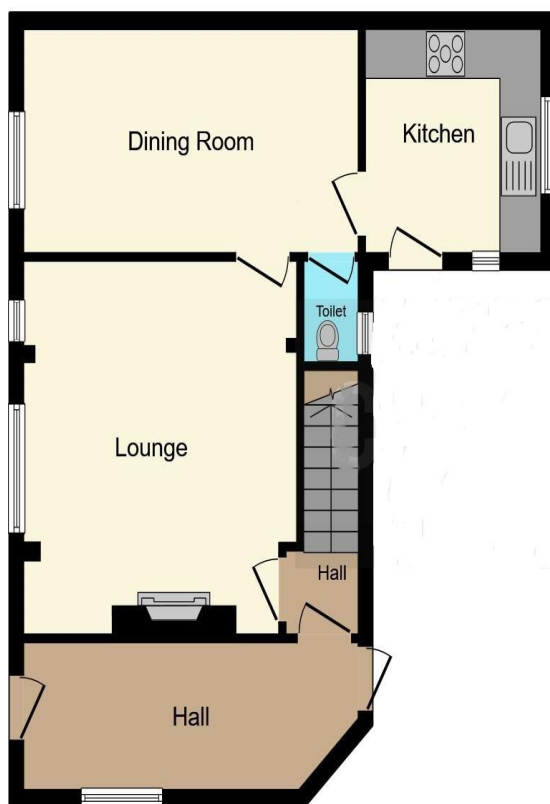
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Minerva Primary School.

Secondary School Catchment: - Heathfield School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Directions

Head out of Taunton on Hamilton Road, turn left into Roman Road, first left into Lambrook Road and then right into Baldwin Road.

### 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.

