

## FOR SALE

Guide Price £120,000

Cheddon Road, Taunton



**A a recently renovated ground floor 1 bedroom apartment, boasting a sitting area, open plan to a brand-new refitted kitchen, brand-new bathroom, double glazing, electric heating, the property is presented in superb decorative order and is available with no onward chain and a 10 year structural warranty.**

**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 Hall

With a wall mounted electric panel heater, ceiling light, door to:-

#### Open Plan Sitting/Kitchen/Dining Room

Sit area c.13'10" x 11'7" (4.21m x 3.53m) Kit area c.7' x 6'5" (2.13m x 1.95m)

With a double glazed window to the rear aspect, wall mounted electric panel heater, built-in storage cupboard, shelved display area, skylight window, 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 hob and extractor cooker hood over, space and plumbing for a washing machine.

#### Bedroom

c.12'5" max x 10'9" (3.78m x 3.27m)

With a double glazed window to the front aspect, electric wall mounted panel heater, ceiling light.

#### Bathroom

With a suite comprising of a shower cubicle, wash hand basin with storage under, low-level WC, heated towel rail, extractor fan, ceiling light.

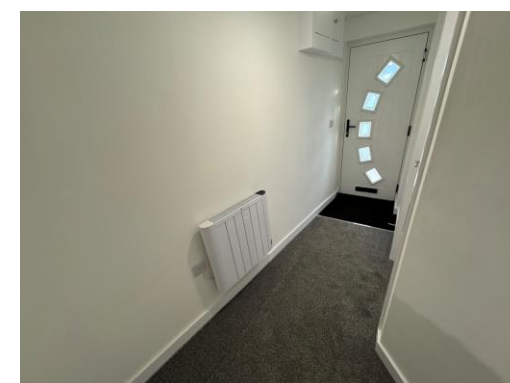
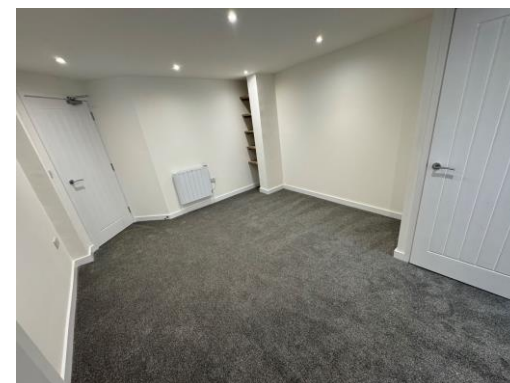
Council Tax Band :- A

Construction :- Brick under a tiled roof.

Utilities :- Mains electric, water and drainage.

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

Primary School Catchment :- Wellsprings Primary School





## Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon 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.

