

# **FOR SALE**

**Guide Price £150,000**

**Bacon Drive,**



**A ground floor apartment situated in a sought-after location, available with no onward chain, recently renovated, offering 2 bedrooms, sitting room, a new kitchen, a new family bathroom, double glazing, electric heating and communal gardens.**

**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

Communal front door to communal entrance, a front door opening to:-

### Entrance Hall

With 2 built-in storage cupboards, ceiling light, doors to:-



### Sitting Room

c.13'7 x 12'7 (4.14m x 3.80m)

With double glazed windows to the front and side aspects, double glazed door to the front aspect, electric wall mounted heater, decorative surround, ceiling light, door to:-



### Kitchen

c.14'5 x 6'8 (4.39m x 2.03m)

With a double glazed window to the rear 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 4 ring hob, space and plumbing for a washing machine, electric wall mounted heater, tiling to splash prone areas, a built-in larder cupboard, ceiling light.



### Bedroom 1

c.11'2 x 9'3 (3.40m x 2.80m)

With a double glazed window to the front aspect, a range built-in wardrobes, display shelving and drawers, electric wall mounted heater, ceiling light.



### Bedroom 2

c.12'8 x 8'8 (3.86m x 2.64m)

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



### Family Bathroom

With a double glazed window to the rear aspect, a suite comprising of a bath with shower over, vanity wash hand basin with storage under, close coupled WC, airing cupboard housing a hot water cylinder, ceiling light.



## Outside

The property enjoys communal gardens

Council Tax Band: - A

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



Utilities: - Mains electric, water and drainage.

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

Primary School Catchment: - Holway Park.

Secondary: - Bishop Foxes.

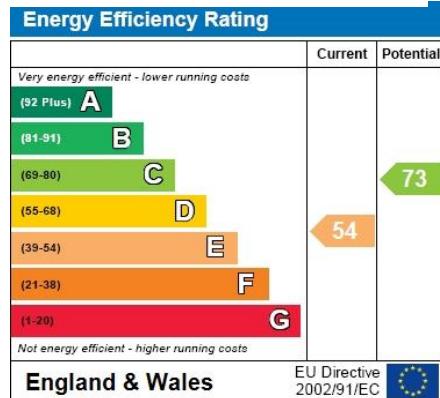
88 years remaining on the lease



Landlord is the Council

Ground Rent £10 per annum

Service charge currently £496.07 per annum



## Directions

From Lisieux way turn right into Normandy Drive and right into Bacon Drive

### 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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