

FOR SALE

Guide Price £185,000

Mitre Court,



A 2 bedroom property available with no onward chain, offering sitting/dining room, kitchen, cloakroom, family bathroom, double glazing, gas central heating, a fully enclosed patio garden with parking, the property is situated ideal for the town centre and is in a sought-after location.

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 a laminate floor, ceiling light, door to:-

Cloakroom

With a double glazed window to the front aspect, wash hand basin with tiled splash back, close coupled WC, laminate floor, radiator, ceiling light.

Sitting/Dining Room

c.15'5 max x 12'6 max (4.70m x 3.80m)

With a double glazed patio door to the rear garden, laminate floor, 2 radiators, under stairs storage cupboard, 2 ceiling lights.

From the hall, it is open plan through to:-

Kitchen

c.9'2 x 6'8 (2.80m x 2.00m)

With a double glazed window to the front aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, space and plumbing for a washing machine, laminate floor, radiator, 4 spotlights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.12'6 x 9'2 (3.80m x 2.80m)

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

Bedroom 2

c.12'6 x 8'10 (3.80m x 2.70m)

With 2 double glazed windows to the front elevation, 2 radiators, airing cupboard housing a wall mounted gas boiler for the hot water and central heating, ceiling light.

Bathroom

With a suite comprising have a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan and ceiling light.

OUTSIDE

The property has a fully enclosed rear patio garden, with double gates to the rear making access for parking a car.

Council Tax Band: - B

Utilities: - Mains electric, gas, water and drainage

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

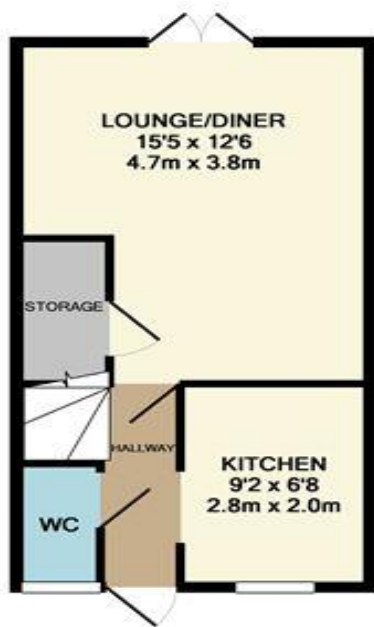
Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- St James Church School.

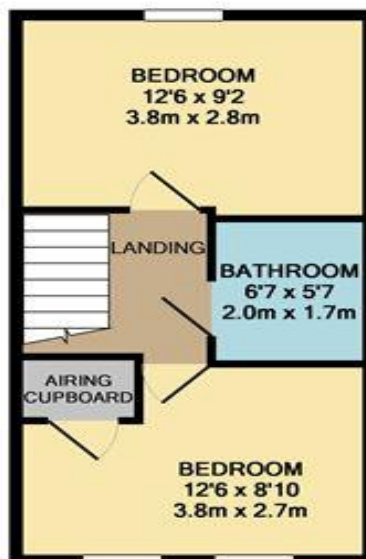
Secondary School Catchment :- Bishop Fox's.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			92
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.0 SQ.M. (614 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Head out of Taunton down East Reach, turn left into Victoria Gate and Mitre Court will be found on your right.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

