



FOR SALE

Guide Price £260,000

George Street,



George Street, Taunton

A stunning, beautifully presented Victorian family home, available with no onward chain, boasting 3 double bedrooms, sitting room, dining room, an outstanding kitchen/breakfast room, a beautiful family bathroom, double glazing, gas central heating, a fully enclosed low maintenance garden, the property is situated ideal for the train station and is presented in superb decorative order throughout.





Accommodation
Front door opening to:-

Entrance Lobby
With a further door opening to:-

Sitting Room
c.14'11 max x 14' max (4.54m x 4.26m)
With a double glazed bay window to the front aspect, laminate floor, a decorative feature fire surround and hearth, radiator, ceiling light, open plan through to:-

Dining Room
c.12'6 x 11'5 (3.81m x 3.47m)
With borrowed light from the kitchen, stairs to the first floor accommodation, a feature Victorian fireplace with decorative surround, under stairs storage cupboard, radiator, ceiling light, open arch through to:-





Kitchen/Breakfast Room
c.14' x 11' (4.26m x 3.35m)

With double glazed patio doors to the rear garden, fitted floor-standing storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, built-in dishwasher, built-in washing machine and a built-in fridge freezer, feature tiled floor, tiling to splash prone areas, a skylight window, extractor fan, 2 ceiling lights, door to:-

Rear Lobby

With a double glazed window to the side aspect and a further door to the:-

Family Bathroom

With a double glazed Velux window to the rear aspect, a suite comprising of a corner bath with shower over, vanity wash hand basin with storage under, close coupled WC, radiator, heated towel, feature tiled floor, tiling to splash prone areas, spotlights.





Landing

With access to the loft space, ceiling light, storage cupboard housing and wall mounted gas boiler for the hot water and central heating, doors to:-

Bedroom 1

c.14'2 x 13'1 (4.31m x 3.98m)

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

Bedroom 2

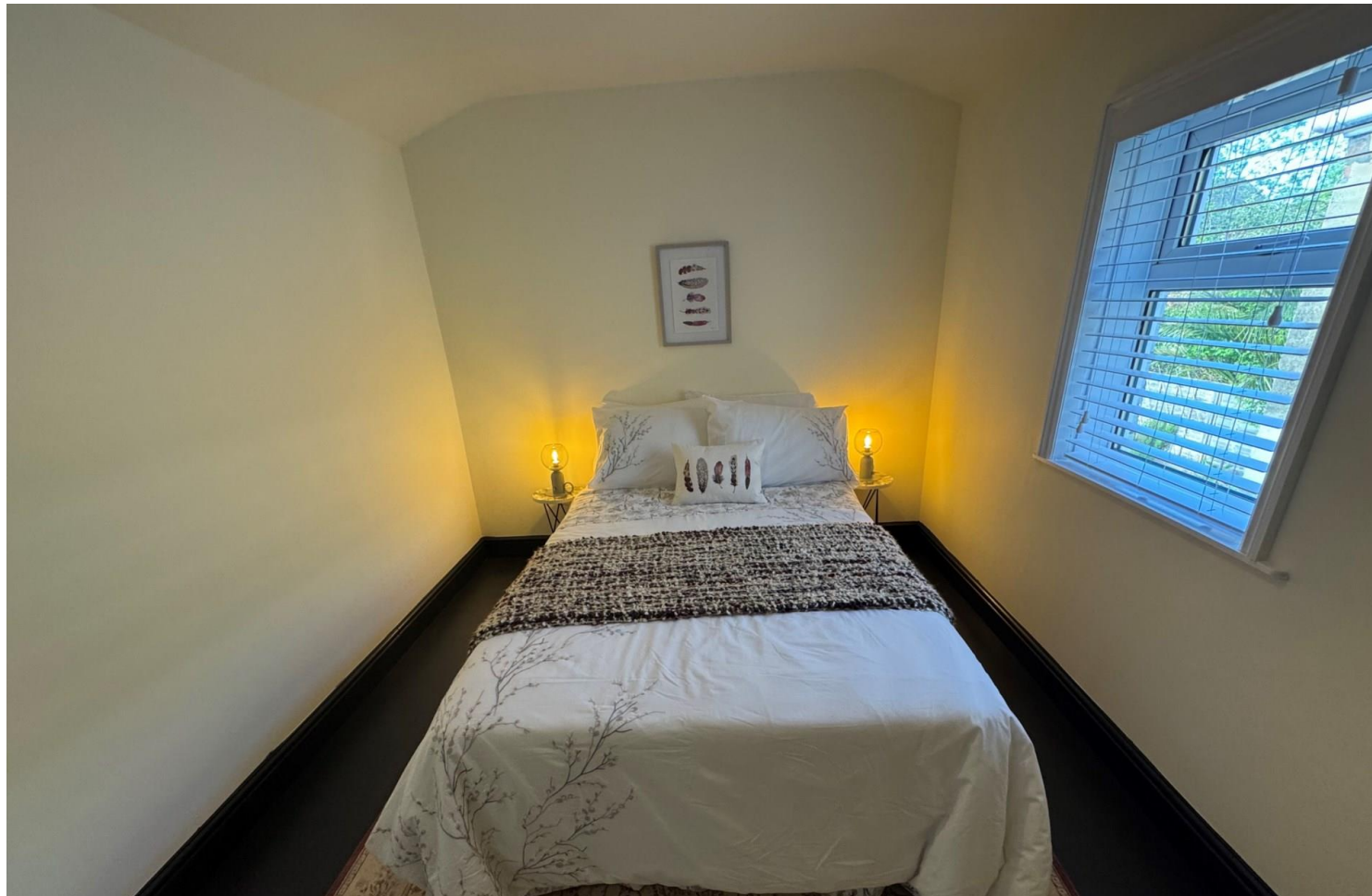
c.12'8 x 8'11 (3.86m x 2.71m)

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

Bedroom 3

c.10'11 x 7'11 (3.32m x 2.41m)

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



Outside

The rear garden offers a generously proportioned patio, with steps raised gravel garden, with outside water supply and the rear access gate.

Council Tax Band: - B

Construction: - Brick under a tiled roof.

Utilities: - Mains electric, water and drainage.

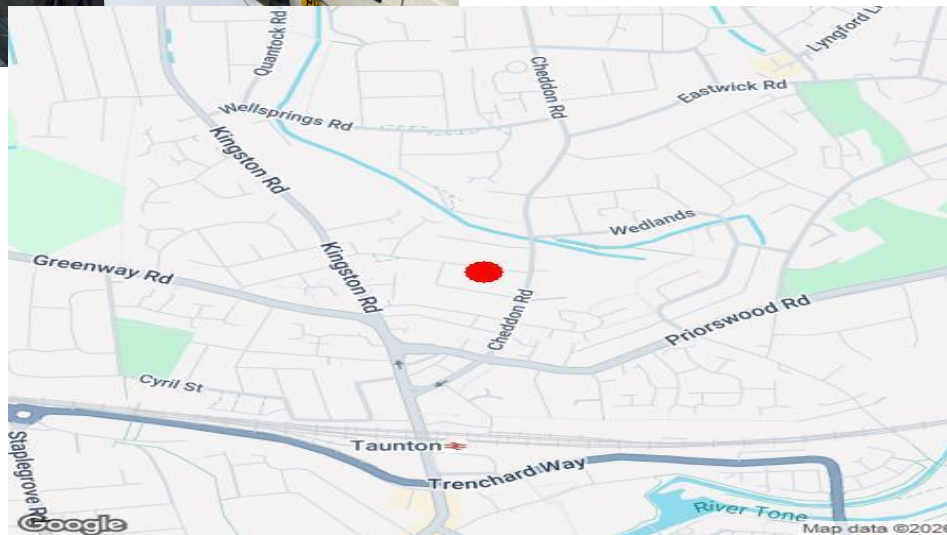
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Wellsprings Primary School

Secondary School Catchment: - Taunton Academy



Awaiting epc



Directions

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

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.

George Street, Taunton

Awaiting floor plan

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

Please respect the sellers privacy and do not make an approach by knocking on the door.

