

FOR SALE

Guide Price £144,000

Trinity Road, Taunton



A second-floor 2 bedroom apartment available with no onward chain and presented in superb decorative order throughout, situated in a sought-after location offering a sitting room, family bathroom, double glazing, gas central heating, carport parking.

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.

Accommodation

Front door opening to:-

Entrance Hall

With a communal staircase to the second floor were a further front door opens to :-

Entrance Hall

With airing cupboard, radiator, ceiling light, doors to:-

Sitting Room

c.13'7" x 11'5" x 11'5" (4.14m x 3.47m x 3.47m)

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

Kitchen

c.9'4" x 7'11" (2.84m x 2.41m)

With a double glazed window to the rear elevation, 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 gas hob with extractor cooker hood over, space and plumbing for a washing machine, tiling to splash prone areas, radiator, space and plumbing for a dishwasher, wall mounted gas boiler for the hot water and central heating, ceiling light.

Bedroom 1

c.13'1" x 8'9" (3.98m x 2.66m)

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

Bedroom 2

c.9'11" x 8'3" (3.02m x 2.51m)

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

Family Bathroom

With a suite comprising of a bath with shower over, wash hand basin, close coupled WC, tiling to splash prone areas, radiator, ceiling light.

Outside

There is a carport with bike store and driveway offering parking for 2 cars.

Council Tax Band :- B

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

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

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

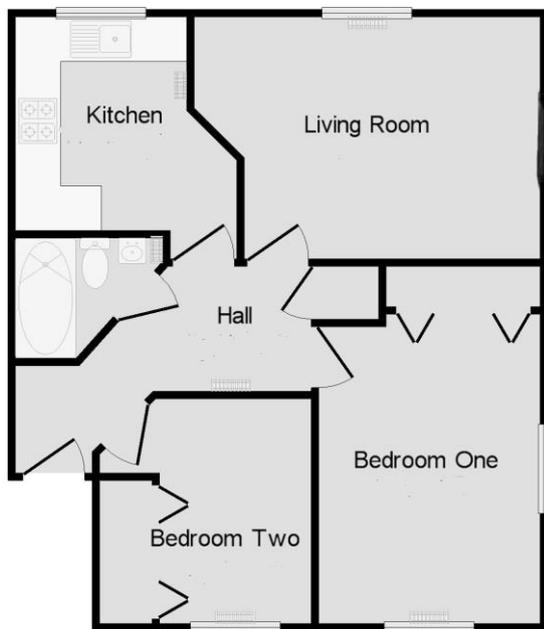
Primary School Catchment :- St James Church School.

Secondary School Catchment :- Bishop Fox's





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	78
(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	



Directions

Head out of Taunton along Silver Street, turn left into Alma Street, at the bottom of this road turn right then left into Trinity 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.

