



**FOR SALE**

**Guide Price £350,000**

**Sandene Close,**



Sandene Close, Taunton

A beautifully presented 2 bedroom bungalow situated in a much sought-after location with far reaching countryside views in a cul-de-sac position, boasting a sitting room, kitchen, conservatory, family bathroom, double glazing, gas central heating, garage, parking and a fully enclosed garden.





## Accommodation

Double glazed front door opening to:-

## Kitchen

c.16'9 x 10' (5.10m x 3.04m)

With 2 double glazed windows to the front aspect enjoying far reaching countryside views, 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 hob with extractor cooker hood over, built-in dishwasher, 2 radiators, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, 8 spotlights and open plan through to:-





#### Inner Hallway

With a built-in close cupboard, airing cupboard with radiator and shelving, access to the loft space, doors to:-

#### Sitting Room

c.16'9 x 14'11 max (5.10m x 4.54m)  
With double glazed doors and windows obtaining borrowed light from the conservatory, log burner with decorative hearth, television point, radiator, ceiling light.

#### Conservatory

c.12'8 x 10'11 max (3.86m x 3.32m)  
With double glazed windows to both side and rear aspects, double glazed doors to the rear garden, 2 radiators and personal door through to the garage.





**Bedroom 1**  
c.12'5 x 11'10 (3.78m x 3.60m)  
With a double glazed window to the rear aspect, radiator, built-in wardrobe and ceiling light.

**Bedroom 2**  
c.12'5 x 10' (3.78m x 3.04m)  
With a double glazed window to the front aspect enjoying far reaching countryside views, built in wardrobe, radiator, ceiling light.



**Family Bathroom**  
With a double glazed window to the side aspect, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, heated towel rail, extractor fan and ceiling light.

## Outside

To the front of the property there is a walled garden laid to lawn, with flower bed borders housing a variety of mature trees, shrubs and flowers, there is a driveway to the side of the property providing parking, and giving access to a single garage with up and over door, power and lighting, with a utility area with Belfast sink, space and plumbing for a washing machine, a double glazed window and door to the rear garden, all of which is fully enclosed and laid to lawn, with numerous flowerbeds housing a large variety of mature trees, shrubs and flowers, there is a well-stocked vegetable plot, outside lighting and the side access gate.

Council Tax Band: - D

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

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

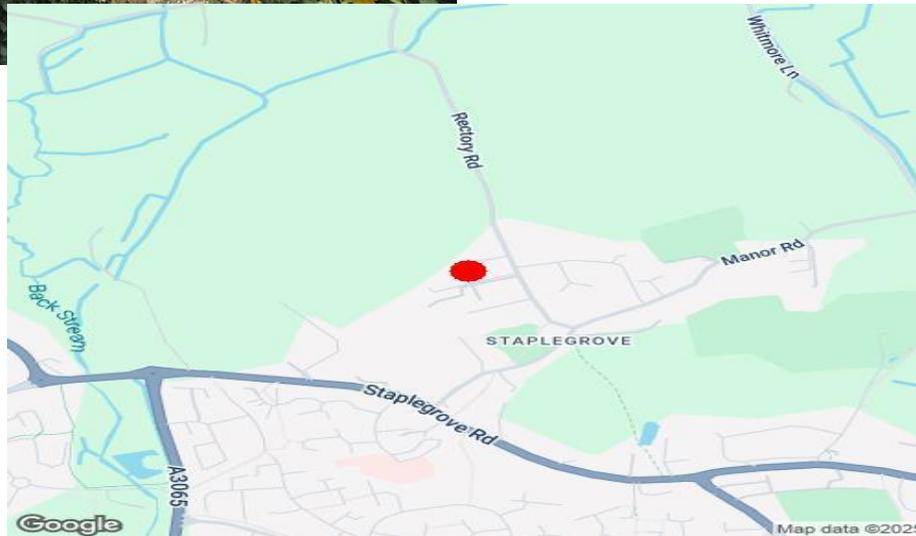
Flood Risk: - Surface water: - Very low,  
River and sea: - Very low.

Primary School Catchment: - Staplegrove Church School.

Secondary School Catchment: - Taunton Academy.



Awaiting EPC



### Directions

Head out of Taunton along Staplegrove Road, turn right at the lights into Manor Road and left into Rectory Road, Sandene Close will be found on your left.

### **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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# Sandere Close, 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

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