

## **FOR SALE**

**Guide Price £235,000**

**Lambrook Road,**



**A beautifully presented 3 bedroom semi-detached family home available with no onward chain, boasting 3 bedrooms, sitting/dining room, a lovely kitchen, cloakroom, a superb family bathroom, double glazing, gas central heating, a generously proportioned low maintenance fully enclosed garden and 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](http://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 Lobby

With a ceiling light and further door to:-

### Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, 3 spotlights, door to:-



### Sitting/Dining Room

c.17'7 x 12' (5.35m x 3.65m)

With double glazed windows to the front and rear aspects, 2 radiators, television point, ceiling light.



### Kitchen

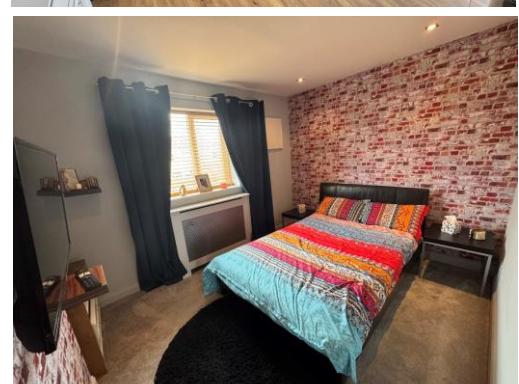
c.10'9 x 11'2 (3.27m x 3.40m)

With a double glazed window and door to the rear garden, 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 hob with extractor cooker hood over, space and plumbing for a washing machine, radiator, tiling to splash prone areas, ceiling light, door to:-



### Cloakroom

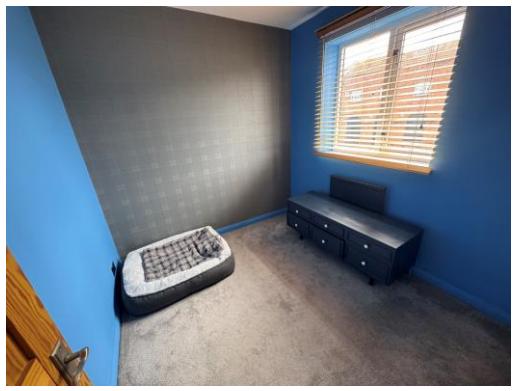
With a close coupled WC, all walls benefiting from being fully tiled and ceiling light.



## FIRST FLOOR

### Landing

With 2 double glazed windows to the front elevation, radiator, ceiling light, access to the loft space, doors to:-



### Bedroom 1

c.11'11 x 9'3 (3.63m x 2.81m)

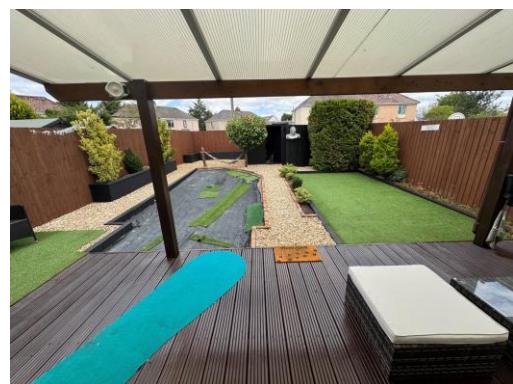
With a double glazed window to the rear elevation, radiator, television point, 3 spotlights.



### Bedroom 2

c.10'9 x 7'7 plus door recess (3.27m x 2.31m)

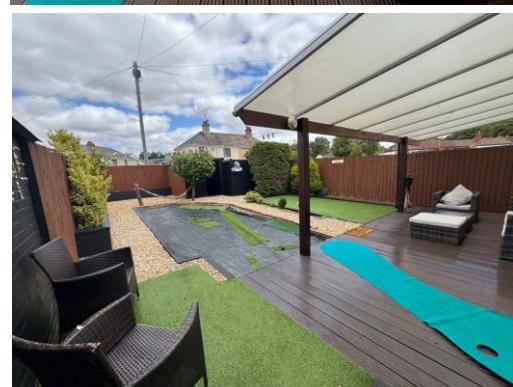
With a double glazed window to the rear elevation, radiator, ceiling light.



### Bedroom 3

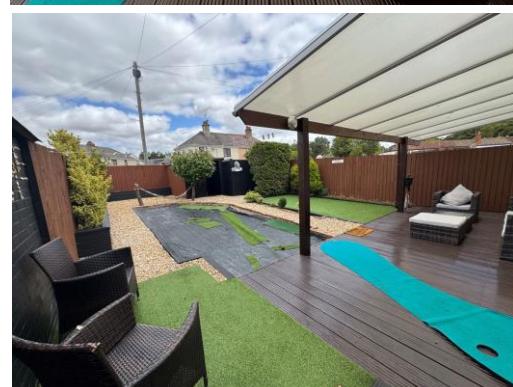
c.8' x 7'9 (2.43m x 2.36m)

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



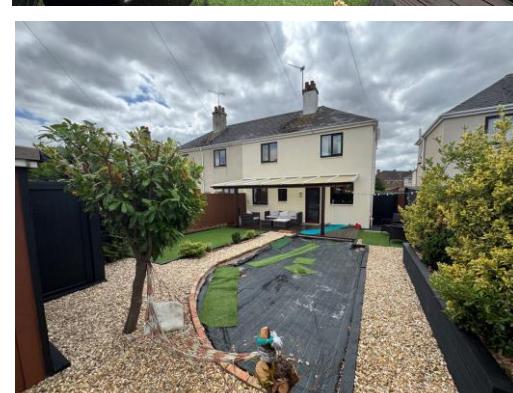
### Family Bathroom

With a double glazed window to the side elevation, a suite comprising have a corner bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas and half wall light, heated towel rail, extractor fan, mirror fronted over stairs storage cupboard which houses the wall mounted gas boiler for the hot water and central heating, 3 spotlights.



### Outside

To the front of the property there is a walled gravelled garden with pathway to the front door, the rear garden is fully enclosed and offers a covered deck area with gravel pathways and seating areas, a lazy lawn, raised flowerbeds housing a variety of mature shrubs, garden store and the rear access gate giving access to a parking space belonging to the property, there is outside lighting and side access gate.



Council Tax Band :- B

None Standard Construction :- Cast in situ concrete.

Primary School Catchment :- Minerva Primary

Secondary School Catchment:- Heathfield School

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

## Directions

Head out of Taunton on Hamilton road, turn left into Roman Road and first left into Lambrook 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.

