



**FOR SALE**

**Guide Price £735,000**

**The Avenue,**



## The Avenue, Taunton

A unique opportunity to purchase this wonderful 5 bedroom 1 being en-suite with a dressing room family home, presented over 3 floors, situated in a much sought-after location overlooking the local green, boasting a sitting room, dining room, garden room, breakfast room, kitchen, family bathroom, double glazing, gas central heating and a generously proportioned garden with a workshop, the property is presented well and is available with no onward chain.





## Accommodation

Front door opening to:-

### Entrance Hall

Front door opening to:-

### Entrance Lobby

With a quarry tiled floor and further door to:-

### Entrance Hall

With a laminate floor, stairs to the first floor accommodation with under stairs storage cupboards, doors to:-

### Sitting Room

c.16'7 into bay x 16'4 (5.05m x 4.95m)

With a double glazed bay window to the front aspect, 2 radiators, decorative fire surround, picture rail, coving to the ceiling, ceiling rose and ceiling light.

### Dining Room

c.14' x 11'2 (4.26 x 3.40m)

With double glazed patio doors obtaining borrowed light from the garden room, radiator, picture rail, coving to the ceiling, 3 wall lights and a ceiling light.

### Breakfast Room

c.13'7 x 12'5 (4.14m x 3.78m)

With a double glazed window and door obtaining borrowed light from the garden room, laminate floor, radiator, ceiling light, open plan through to:-





#### Kitchen

c.15'2 x 12'3 (4.62m x 3.73m)

With 2 double glazed windows to the side aspect, and a double glazed window to the rear aspect, laminate floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, space and point for a gas cooker with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, 5 ceiling lights.



#### Garden Room

c.18'11 x 7'7 (5.76m x 2.31m)

With double glazed windows and doors to the rear garden, exposed wooden floor.

#### First Floor Landing

With 2 Velux windows, radiator, stairs to the second floor accommodation and doors to :-

#### Bedroom 1

c.21' x 16'9 into bay >12'11 (6.40m x 5.10m > 3.93m)

With a double glazed window to the front elevation enjoying views over the green, radiator, ceiling light, door to :-

#### Dressing Room

c.14'3 x 5'7 (4.34m x 1.70m)

With a ceiling light and door to :-

#### En-Suite Bathroom

With a double glazed window to the rear



elevation, a suite comprising a bath, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, ceiling light.

#### Bedroom 2

c.14'11 x 9'1 (4.54m x 2.76m)

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

#### Family Bathroom

With 2 double glazed windows to the rear elevation, a suite comprising of a bath, fully tiled shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail, 2 ceiling lights.



#### Second Floor Landing

With a double glazed window to the rear elevation, ceiling light, access to the loft space, doors to:-

#### Bedroom 3

c.14'2 x 13'8 (4.31m x 4.16m)

With a double glazed window to the rear elevation, radiator, built-in wardrobe and display shelving, ceiling light.

#### Bedroom 4

c.12'11 x 12'11 (3.93m x 3.93m)

With a double glazed window to the front elevation enjoying views over the green, a Victorian feature fireplace, radiator, ceiling light.

#### Bedroom 5

c.9'10 x 7'10 (2.99m x 2.38m)

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

## Outside

The rear garden is fully enclosed and offers a concrete patio area, with a generously proportioned lawn, pathway to the side giving access to a workshop at the foot of the garden, there are numerous flowerbeds housing a variety of mature trees, shrubs and flowers, including an apple tree and rear tree.

Council Tax Band: - E

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

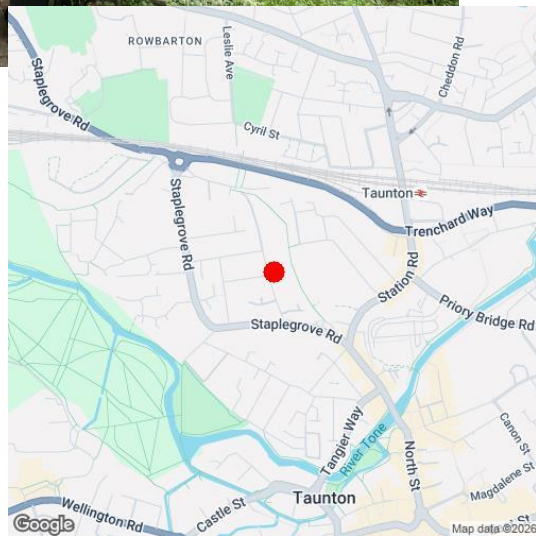
Utilities: - Mains electric, gas, water and drainage.

Primary School Catchment: - North Town Primary School.

Secondary School Catchment: - Taunton Academy.

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





## Directions

From TRG Lawrence & Son proceed up Staplegrove Road and The Avenue will be found on your right hand side.

## 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# The Avenue, Taunton

AWAITING FLOORPLAN

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](http://www.trglawrenceandson.co.uk)

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

