



**FOR SALE**

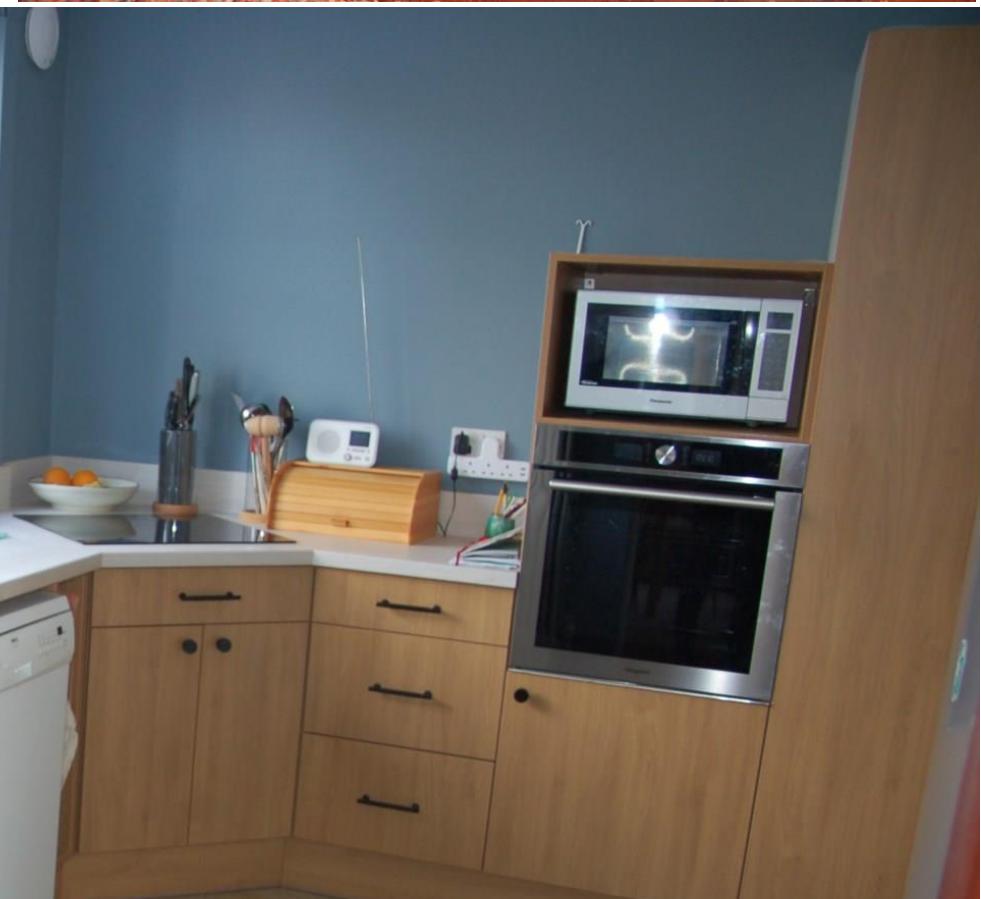
**Guide Price £365,000**

**Wiltshire Close, Taunton**

 **TRG Lawrence**  
& Son

A beautifully presented family home on a corner plot, boasting 3 bedrooms, sitting/dining room, a lovely kitchen, breakfast room/study, cloakroom, family bathroom, newly fitted double glazing, air source heat pump with solar panels, recently re-wired, parking, garage and a beautifully laid enclosed garden, situated in a much sought-after location, Wiltshire Close is located off of Suffolk Crescent in the heart of Galmington located within the Castle School Catchment area and enjoying convenience of access to a good range of local amenities and Musgrove Park Hospital.





## Accommodation

Front door opening to :-

### Entrance Hall

With stairs to first-floor accommodation, built-in storage cupboard, ceiling light, doors to:-

### Sitting/Dining Room

c.24'1 x 13'4 (7.34m x 4.06m)

With double glazed windows to the front and side aspects, a multi fuel burner, television point, 2 radiators, parquet flooring, ceiling light.

### Kitchen

c.13'4 x 9'5 (4.06m x 2.87m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ½ bowl sink unit with quooker mixer tap, built in oven and hob, radiator, space and plumbing for a washing machine and dishwasher, ceiling lights, door to :-

### Study/Breakfast Room

c.14'10 x 10'11 (4.52m x 3.32m)

With a double glazed window to the front aspect and double glazed door to the rear garden, radiator, ceiling light, door to the rear lobby and door to the garden.

### Cloakroom

With a wash hand basin, close coupled WC, ceiling light.





### Landing

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

#### Bedroom 1

c.12'3 x 10'1 (3.73m x 3.07m)

With double glazed windows to the front and side elevations, radiator, ceiling light.

#### Bedroom 2

c.13'2 x 9'7 (4.08m x 2.92m)

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

#### Bedroom 3

c.7'4 x 6'8 (2.23m x 2.03m)

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

#### Family Bathroom

With a double glazed window to the side elevation, illuminated mirror, a suite comprising of a bath with shower over, wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light.





## Outside

To the front of the property there is a driveway providing parking and giving access to a single garage, with an electrically operated door, power, lighting and personal door to the rear garden, which is fully enclosed and offers a patio, extending to a lawn, with a large variety of mature trees, shrubs and flowers.

Council Tax Band :- D

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

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

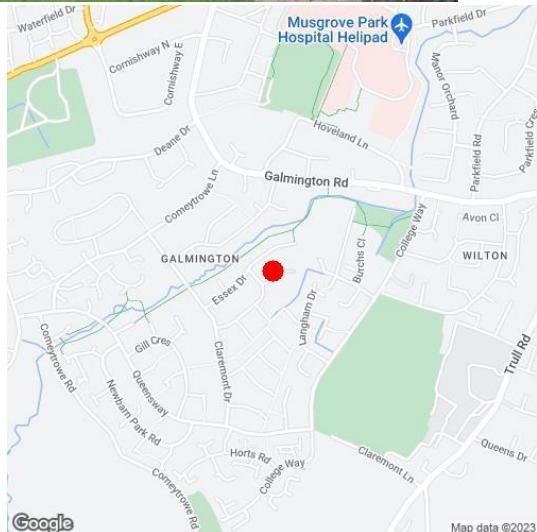
Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Bishop Henderson School

Secondary School Catchment :- Castle School

Awaiting epc





#### Directions

Proceed out of Taunton along Trull Road. At the mini roundabout turn right into Galmington Road then take the second turning on the left into College Way. At the far end of Queens College playing fields, which are on the left, turn right into Queensway. Take the second right into Claremont Drive, third right into Suffolk Crescent and then third right again into Wiltshire Close where No.1 is the first house on the left 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.

# Wiltshire Close,

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.

