

FOR SALE

Guide Price £275,000

Arundells Way,



A lovely extended 3 bedroom end terrace family home, presented in very good decorative order throughout, situated in a much sought-after village location, available with no onward chain, boasting a sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, parking, garage and a generously proportioned garden.

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.

Ground Floor

Accommodation

Front door opening to:-

Entrance Lobby

With double glazed windows to the front and side aspects, wall mounted electric panel heater, ceiling light, door to:-

Cloakroom

With double glazed windows to the front and rear aspects, low-level WC.

Sitting Room

c.14'8 x 13'5 (4.47m x 4.08m)

With a double glazed window to the front aspect, display fireplace with wooden mantle over, radiator, stairs to the first floor accommodation, ceiling light, double doors opening through to:-

Kitchen/Dining Room

c.19'5 x 14'9 (5.91m x 4.49m)

With double glazed window to the side aspect, double glazed patio doors 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, tiling to splash prone areas, space and point for an electric cooker, space and plumbing for both washing machine and dishwasher, feature tiled floor, radiator, a wall mounted gas boiler for the hot water and central heating, ceiling light and spotlights.



FIRST FLOOR

Landing

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

Bedroom 1

C, 14'6 x 8'5 (4.41m x 2.56m)

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

Bedroom 2

c.9'4 x 8'4 (2.84m x 2.54m)

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

Bedroom 3

c.10'2 max x 5'11 (3.09m x 1.80m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, wash hand basin with storage under, low-level WC, all walls benefiting from being fully tiled, heated towel rail and a ceiling light.

Outside

To the front of the property there is a paved driveway providing parking and giving access to the front door, with a type 2 EV charger, with a gravelled garden to the side. The rear garden is fully enclosed, and offers a paved patio giving access to a lawn, with a side access gate, flowerbeds housing a variety of mature trees, shrubs and flowers, there is a rear access gate and a personal door to the garage with up and over door, power and lighting.

Council Tax Band: - C

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: - Creech St Michael C of E.

Secondary School Catchment: - Heathfield School.



Awaiting floorplan and epc

Directions

Head out of Taunton on the Bridgwater Road, follow the signs to the right for Creech St Michael, once in the village turn right into Arundells Way and the property will be found 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.

