



FOR SALE

Guide Price £600,000

Grove Drive



An exceptional, beautifully presented detached bungalow in a much sought-after cul-de-sac location, presented in superb decorative order throughout, situated on the edge of the town within an easy drive of the Quantock Hills beauty spot, boasting 4 bedrooms 1 being en-suite, sitting/dining room, a stunning kitchen/breakfast room, conservatory, family bathroom, cloakroom, double glazing, gas central heating, garage with utility area, tandem carport, a beautifully laid fully enclosed garden, ample parking, the property is within easy reach of Taunton train station and the town alike, both just a short drive away.





Accommodation

Front door opening to:-

Entrance Hall

With an oak wood floor, 2 radiators, built-in storage cupboard, access to the loft space, a large airing cupboard housing the hot water tank, shelving and a wall mounted gas boiler for the hot water and central heating, 4 ceiling lights, doors to :-

Sitting/Dining Room

c.25'8 x 13'11 (7.82m x 4.24m)

With a double glazed window to the front aspect, double glazed patio doors obtaining borrowed light from the conservatory, a gas real flame fire with decorative surround, 3 radiators, television point, 4 wall lights and 2 ceiling lights.

Kitchen/Breakfast Room

c.13'4 x 10'10 (4.06m x 3.30m)

With a double glazed window to the rear aspect, double glazed 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 sink unit with mixer tap, central breakfast bar, radiator, built-in electric double oven and 5 ring gas hob with extractor cooker hood over, built-in dishwasher, space and point for a american-style fridge/freezer, a feature walk-in larder cupboard, 5 spotlights.

Cloakroom

With a double glazed window to the side aspect, a vanity wash hand basin with storage under and tiled splash back, close coupled WC, heated towel rail, ceiling light





Bedroom 1
c.16'5 x 11'9 (8.00m x 3.58m)
With a double glazed window to the rear aspect, radiator, television point, ceiling light, door to:-

En-Suite Shower Room
With a double glazed window to the rear aspect, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, tiling to splash prone areas, heated towel rail, shaver socket, extractor fan and a ceiling light.

Bedroom 2
c.14' x 11'8 (4.26m x 3.55m)
With a double glazed window to the front aspect, radiator, ceiling light.

Bedroom 3
c.10'8 x 8' (3.25m x 2.43m)
With a double glazed window to the front aspect, radiator, ceiling light.

Bedroom 4/Study
c.10'9 x 9' (3.27m x 2.74m)
With a double glazed window to the front aspect, radiator, ceiling light.

Family Bathroom
With a double glazed window to the side aspect, a suite comprising of a bath, fully tiled shower cubicle, vanity wash hand basin with storage cupboards under, low-level WC, a feature tiled floor, heated towel rail, tiling to splash prone areas, shaver socket, extractor fan and ceiling light.





Outside

To the front of the property there is a lawn area with flowerbeds housing a large variety of mature shrubs and flowers, there is a driveway providing ample parking for several vehicles, giving access to a tandem carport, with outside light, side access to the rear garden and access to a single garage, with an electric up and over door, power and lighting, at the foot of the garage there is a door giving access to a utility area, with a window to the side aspect, Belfast sink, a range of floor standing storage cupboards and drawers with working surface over, space and plumbing for a washing machine, space and point for a tumble dryer, ceiling light.



The rear garden is beautiful laid and offers a generously proportioned patio, giving access to a lawn with flower bed borders housing a large variety of mature trees, shrubs and flowers, there is access to a further raised deck seating area, and a continuation of the lawn round to the side of the property were a side access gate can be found to a covered area suitable for bins, bikes etc, there is outside lighting and water supply. Conservatory

Council Tax Band :- F

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

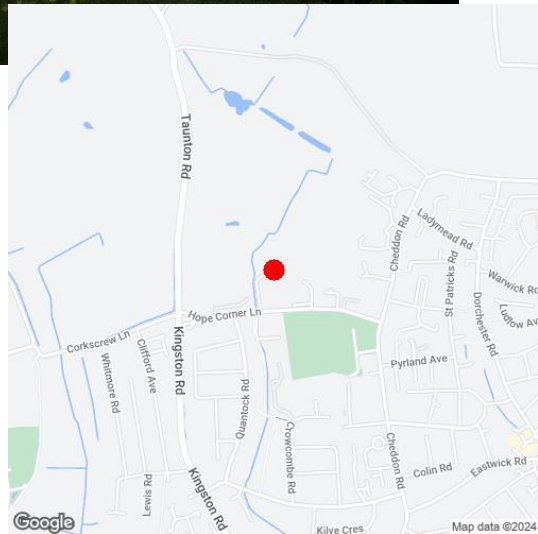
Utilities :- Mains electric, gas, water and drainage.

Primary School Catchment :- Cheddon Fitzpaine Church School.

Secondary School Catchment :- Taunton Academy.

Flood Risk Surface very low , River and Sea very low





Directions

Proceed out of Taunton on Kingston Road, turn right into Hope Corner Lane and left into Grove Drive.

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) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or
omissions.

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



TRG Lawrence
& Son