

# **FOR SALE**

**Guide Price £110,000**

**Clifton Terrace, Taunton**



**A ground floor flat available with no onward chain, situated ideal for the train station and the town alike, offering 2 bedrooms, open plan sitting/dining/kitchen, shower room, double glazing and central heating, the property benefits from having a car parking space allocated to the property.**

**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 to:-

### Open Plan Sitting/Kitchen/Dining Room

c.17' x 13'6 (5.18m x 4.11m)

With a double glazed door and window to the front aspect, decorative surround, laminate floor, radiator, 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 4 ring hob with extractor cooker hood over, tiling to splash prone areas, 2 ceiling lights, door to:-



### Inner Hallway

With a laminate floor, radiator, 2 ceiling lights, doors to:-



### Bedroom 1

c.10'10 x 9'10 (3.30m x 2.99m)

With double glazed windows to both front and rear aspects, laminate floor, radiator, ceiling light.



### Bedroom 2

c.7'9 x 7'5 (2.36m x 2.26m)

With a double glazed window to the rear aspect laminate floor radiator ceiling light and

### Shower Room

With a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, all walls being fully tiled, radiator, extractor fan, ceiling light.



### Council Tax Band :- C

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

Utilities :- Main electric, water and drainage.

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

Primary School Catchment :- Priorswood Primary.

Secondary School Catchment :- Taunton Academy.



## OUTSIDE

There is a car parking space allocated to the property in the communal car park.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(91-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(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	

## Directions

Head out of Taunton on Station Road, follow the road round to the right onto Priorswood Road, go right at the lights and Clifton Terrace 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.

