



FOR SALE

Guide Price £299,000

Raps Green, Taunton



A stunning, extended family home, situated in a cul-de-sac position, boasting 3 bedrooms, sitting room, a lovely kitchen/dining room, a beautiful family shower room, double glazing, gas central heating, garage, parking and a fully enclosed garden, the property is superbly presented and in a much sought-after location.





Accommodation

Front door opening to:-

Entrance Porch

With a feature tiled floor, double glazed windows to both side and front aspects, ceiling light and a further door to:-

Entrance Hall

With a radiator, stairs to first-floor accommodation, under stairs storage cupboard, ceiling light, doors to:-

Sitting Room

c.19'4 max x 13'1 max (5.89m x 3.98m)

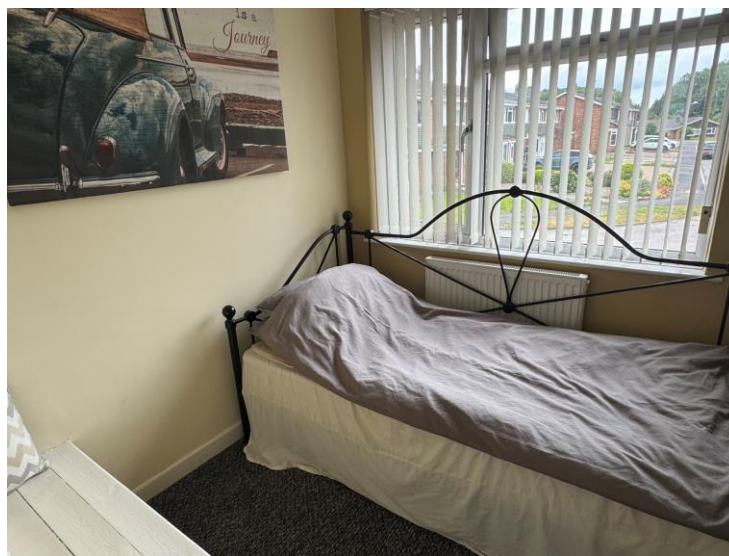
With a double glazed window to the front aspect, radiator, television point, 2 ceiling lights, glazed double doors to:-

Kitchen/Dining Room

c.18'6 max x 17'11 max (5.63m x 5.46m) L-Shape.

With double glazed patio doors and windows to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ¼ bowl single drainer sink unit with mixer tap, built-in dishwasher and washing machine, wall mounted gas boiler for the hot water and central heating, space for a 5 ring gas range cooker with extractor cooker hood over, wine rack, space and point for a American-style fridge freezer, radiator, 7 spotlights and a ceiling light





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

Bedroom 1
c.10'4 x 10'01 plus door recess (3.14m x 3.07m)
With a double glazed window to the front elevation, built-in wardrobe, radiator, ceiling light.

Bedroom 2
c.12'3 x 8'10 (3.73m x 2.69m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 3
c.8'5 x 7'2 (2.56m x 2.18m)
With a double glazed window to the front elevation, radiator, ceiling light.

Family Shower Room
With a double glazed window to the rear elevation, a suite comprising a fully tiled double shower cubicle, vanity wash hand basin with storage under, close coupled WC, heated towel rail, extractor fan, and 4 spotlights.





Outside

To the front of the property there is a lawn with flower bed borders housing a variety of mature shrubs and flowers, there is a driveway to the side providing parking and giving access to a single garage, with up and over door, power and lighting, the rear garden is fully enclosed and benefits from a generously proportioned patio, with steps to a raised lawn with flowerbeds housing a variety of mature shrubs and flowers, there is a pergola, outside water supply, outside lighting and door to a workshop/utility room 13'11 x 7'3 (4.24m x 2.20m) with power, light and a personal door to the garage and the front of the property.

Council Tax Band :- C

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

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

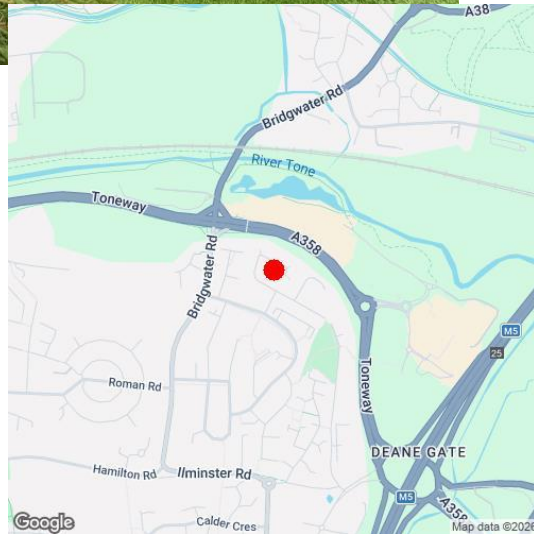
Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Minerva.

Secondary School Catchment :- Heathfield School.



Awaiting epc



Directions

Head out of Taunton along Hamilton Road, continue through the lights into Bridgwater Road then turn right into Laxton Road and left again into Blackbrook Road, follow this road round to the left into Raps Green, the property will be found at the end of the cul-de-sac.

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.

Raps Green, 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

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

