

FOR SALE

Guide Price £230,000

**Wood Street,
Taunton**



A beautifully renovated Victorian family home, situated ideal for the town centre and a short walk from French Weir, offering sitting room, dining room, stunning newly fitted kitchen/breakfast room, cloakroom, 3 bedrooms, a lovely brand new 4 piece family bathroom, double glazing, gas central heating and a fully enclosed garden, the property is available with no onward chain and is presented in superb decorative order throughout.

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 Hall

With superb feature tiled floor, radiator, and stairs to the first floor accommodation, ceiling light, and door to:-

Dining Room

c.12'5 x 12' (3.67m x 3.65m)

With a double glazed door to the rear garden, display open fireplace, oak wooden flooring, radiator, ceiling light, door to:-

Cloakroom

With a wash hand basin, close coupled WC, heated towel rail, extractor fan, ceiling light.

Sitting Room

c.14'4 max x 11'10 (4.27m x 3.38m)

With a double glazed bay window to the front aspect, oak wood flooring, decorative open fireplace, radiator, feature coving to the ceiling with a ceiling rose and ceiling light.

Kitchen/Breakfast Room

c.22'5 x 9'3 (6.72m x 2.75m)

With double glazed windows to the sides and rear aspect, double glazed Velux window, 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 dishwasher, space and plumbing for a washing machine, built-in range cooker with tiled splash back, door to the side aspect, extractor fan and 8 ceiling lights.



FIRST FLOOR

Landing

With access to the loft space with loft ladder, ceiling light, a walk in shelved storage cupboard, doors to:-

Bedroom 1

c.12'5 x 11'11 (3.67m x 3.38m)

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

Bedroom 2

c.12'6 x 9'5 (3.67m x 2.75m)

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

Bedroom 3

c.11'11 x 6'4 (3.38m x 1.84m)

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

Family Bathroom

c.9'11 x 9'3 (2.77m x 2.75m)

With a double glazed window to the rear elevation, a lovely suite comprising of a fully tiled shower cubicle, bath with mixer taps and shower handset, pedestal wash hand basin, close coupled WC, extractor fan, radiator, 4 spotlights.



OUTSIDE

The rear garden is fully enclosed and offers a patio area with numerous raised flowerbeds housing a variety of mature shrubs and flowers, outside storage shed and greenhouse included.

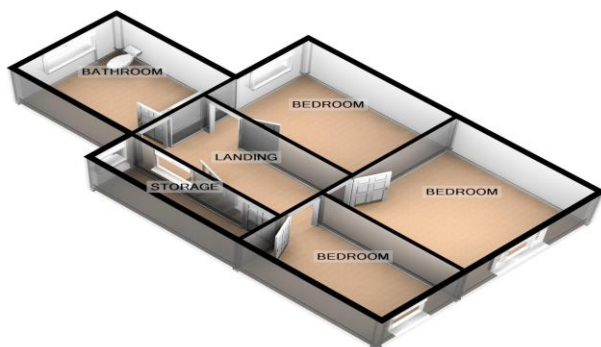
Council Tax Band: - B

Primary School Catchment: - Northtown Primary

Secondary School Catchment: - Taunton Academy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR

*For illustrative purposes only. Not to scale - all measurements are approximate and no responsibility is taken for errors or omissions. Prospective buyers/tenants should verify layout and dimensions.
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Directions

From TRG Lawrence & Son`s office go left then across the road into Wood Street and the property will be found on the 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.

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