

FOR SALE

Guide Price £95,000

South Street

Taunton



A 1 bedroom ground floor flat with open plan living, offering a sitting/dining room/kitchen, bathroom, loft storage room and a courtyard garden, ideal for the town, a perfect investment or first buy, tenant currently paying £460.00 a month.

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

Double glazed front door opening to:-

Open Plan Sitting/kitchen and Dining Area

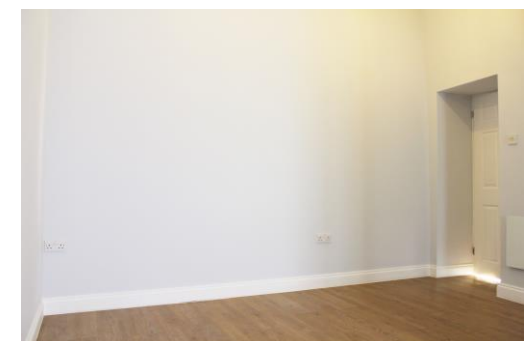
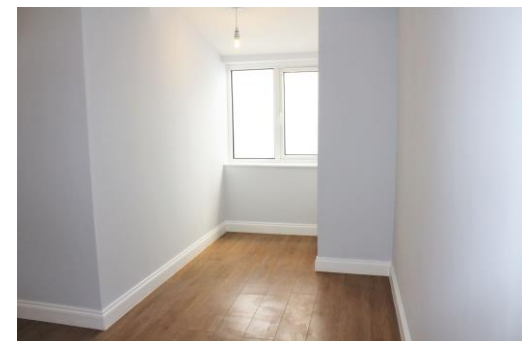
c.20'6 x 13'6 (6.24m x 4.11m)

With a double glazed windows to the front aspect, double glazed patio doors to the courtyard garden, laminate floor, storage cupboards, fitted units comprising of floor-standing storage cupboards with working surfaces incorporating a single bowl single drainer stainless steel sink unit, tiling to splash prone areas, space and point for an electric cooker, stairs up to the loft storage room, 4 ceiling lights, television point, door to:-

Bedroom

c.11'10 x 16'3 > 7'11 (3.60m x 4.95m > 2.41m)

With a double glazed window to the side aspect, laminate floor, electric panel heater, 2 ceiling lights, door to:-



Bathroom

With a double glazed window to the side aspect, a suite comprising of a pedestal wash hand basin, bath with mixer tap and shower handset, close coupled WC, tiling to splash prone areas, feature tiled floor, extractor fan, heated towel rail and ceiling light.



Loft/Storage Area

c.17'8 x 10'4 (5.38m x 3.14m)

With light point and flooring.



OUTSIDE

There is a walled courtyard garden belonging to the property.

Council Tax Band :- A





1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

Directions

By foot head down East Reach and South Street will be found on the right at the bottom, the property is down the first driveway on the left.

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.

