

## **FOR SALE**

**Guide Price £230,000**

**Albemarle Road,**



**A beautifully presented Victorian family home, offering 2 double bedrooms sitting room, dining room, a lovely kitchen, and family bathroom, double glazing, gas central heating and a fully enclosed low maintenance garden, the property is situated ideal for the train station and town alike, viewing highly recommended.**

**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 opening to:-

#### Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, radiator, ceiling light, doors to:-

#### Dining Room

c.12'2 x 11'5 (3.70m x 3.47m)

With a double glazed window to the rear aspect, radiator, a range of built in storage cupboards and an under stairs storage cupboard providing ample storage, ceiling light, and archway through to:-

#### Sitting Room

c.12'4 max x 10'6 max (3.75m x 3.20m)

With double glazed bay window to the front aspect, of a gas real flame fire with tiled hearth, wooden surround, tiled inset and back boiler, television point, radiator, ceiling light.

#### Kitchen

c.9'6 x 6'5

With a double glazed window and door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl, single drainer sink unit with mixer tap, feature tiled floor with underfloor heating, space and plumbing for a washing machine, a 5 ring gas range cooker with extractor cooker hood over, tiling to splash prone areas, ceiling light.





## FIRST FLOOR

### Landing

With access to the partially boarded loft space, ceiling light, doors to:-

### Bedroom 1

c.14'1 x 11'8 (4.29m x 3.55m)

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

### Bedroom 2

c.11'2 x 8'8 (3.40m x 2.64m)

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

### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin, concealed cistern WC, tiling to splash prone areas, radiator, ceiling light and airing cupboard with hot water cylinder and shelving.



## OUTSIDE

The low maintenance rear garden is south facing, fully enclosed and offers a concrete patio area, with steps up to a further paved patio and lazy lawn, flowerbeds housing a variety of shrubs, a feature outside WC, water supply and lighting.

### Construction

Brick under a tiled roof.

Council Tax Band: - B

Primary School Catchment: - North Town Primary

Secondary School Catchment: - Taunton Academy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**

**First Floor**

For illustration only.  
 Decoration, fixtures & fittings do not represent the current state of the property.  
 Dimensions are approximate & not to scale.

## Directions

From TRG Lawrence & Son office proceed along Station Road towards the train station and Albemarle Road will be found on the left 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.

