

## FOR SALE

Guide Price £265,000

Canal View, Bathpool, Taunton



**A lovely 3 bedroom 1 being en-suite semi-detached family home available with no onward chain, situated in a quiet cul-de-sac position in a much sought-after location, offering a sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, parking and a fully enclosed garden.**

**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 stairs to the first floor accommodation, radiator, 2 spotlights, doors to:-

### Cloakroom

With a pedestal wash hand basin, close coupled WC, radiator, extractor fan, 2 spotlights.

### Sitting Room

c.17'6 max x 11'5 max (5.33m x 3.47m)

With a double glazed window and double glazed patio doors to the rear garden, 2 radiators, 2 ceiling lights and an under stairs storage cupboard.

### Kitchen/Dining Room

c.12'1 x 9'11 (3.68m x 3.02m)

With a double glazed window to the front aspect, 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 gas hob with extractor cooker hood over, space and plumbing for a washing machine, radiator, 6 spotlights, extractor fan and wall mounted gas boiler for the hot water and central heating.

### Landing

With access to the loft space, ceiling light, built-in storage cupboard, doors to:-

### Bedroom 1

c.10'6 x 8'10 (3.20m x 3.17m)

With a double glazed window to the front elevation, radiator, ceiling light, door to:-

### En-Suite Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, shaver socket, 2 spotlights and an extractor fan.



Bedroom 2  
c.11'6 max x 10'5 (3.50m x 3.17m)  
With a double glazed window to the rear elevation,  
radiator, ceiling light.



Bedroom 3  
c.8'3 x 6'9 (2.51m x 2.05m)  
With a double glazed window to the rear elevation,  
radiator, ceiling light.



Family Bathroom  
With a double glazed window to the front elevation, a  
suite comprising of a bath with shower over, pedestal  
wash hand basin, close coupled WC, tiling to splash  
prone areas, radiator, shaver socket, 4 spotlights and  
an extractor fan.



## OUTSIDE

Outside  
To the front of the property there is a parking space  
allocated, and the rear garden is fully enclosed, and  
offers a patio and lawn area, outside lighting and side  
access gate.



Council Tax Band :- C

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

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

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

Primary School Catchment :- West Monkton C of E.

Secondary School Catchment :- Heathfield School.

**There is a service charge of c. £182.00 a  
year**



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 Plus) <b>A</b>                          |                            | 91        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 79                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Directions

Head out of Taunton towards the M5 junction 25 and Yeovil, at the Creech Castle traffic lights turn left onto Bridgwater Road, at the roundabout turn right and left at the next roundabout, turn left into Roys Place and continue to the end of the road, turn left and then left into Canal View.

### 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.

