



34 Laxton Road, TAUNTON TA1 2UZ
£190,000

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This two bedroomed semi detached home is ideally situated close to a range of amenities. The accommodation includes an entrance hall, kitchen, spacious sitting/dining room, utility room, two bedroom and a bathroom. Externally the property features a front garden and a south west facing rear garden, mostly laid to lawn. Offered with no onward chain.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Laxton Road is located on the eastern outskirts of Taunton, the property is therefore conveniently placed for access to the M5 motorway at junction 25, the retail park at Hankridge Farm and Taunton town centre is approximately two miles distant.

SEMI DETACHED HOME
TWO BEDROOMS
ELEVATED POSITION
CLOSE TO AMENITIES
FRONT AND REAR GARDEN
GREAT INVESTMENT / FIRST TIME PURCHASE
NO ONWARD CHAIN



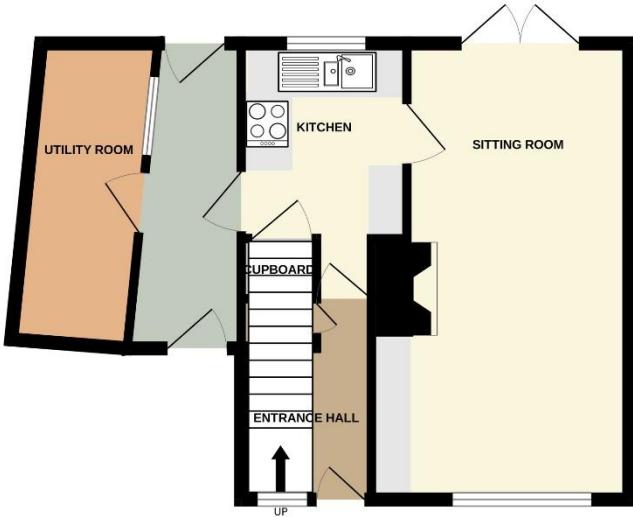


Entrance Hall

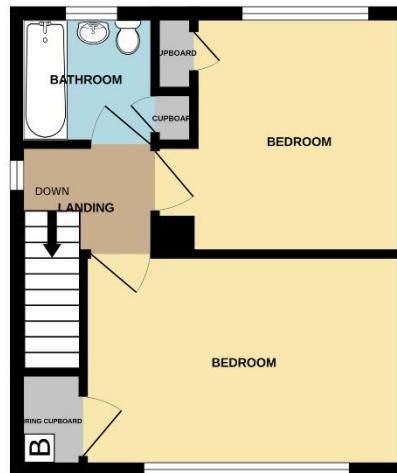
Kitchen	8' 1" x 7' 6" (2.46m x 2.28m)
Sitting/Dining Room	19' 1" x 10' 8" (5.81m x 3.25m) maximum.
Side Entrance	12' 4" x 4' 1" (3.76m x 1.24m) Giving access to the utility room, kitchen and rear garden.
Utility Room	12' 0" x 4' 8" (3.65m x 1.42m)
First Floor Landing	
Bedroom 1	12' 2" x 8' 9" (3.71m x 2.66m) Wardrobe and boiler.
Bedroom 2	10' 1" x 9' 3" (3.07m x 2.82m)
Bathroom	5' 8" x 5' 4" (1.73m x 1.62m)
Outside	Small lawned front garden and a south west facing rear garden.



GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.