

5 Lambrook Close, Taunton, TA1 2AQ £165,000



NO CHAIN! A well presented 3 bedroom semi-detached home enjoying a cul-de-sac position with generous size rear garden and off road parking. Hall, living room, kitchen, conservatory, 3 bedrooms, first floor bathroom. Gas central heating. Energy rating: D-63

## THE PROPERTY

This semi detached ex local authority home offers well presented accommodation which benefits from newly laid carpets and recent redecoration. Within the property there is a good size living room, modern kitchen with built-in oven and hob, double glazed conservatory with heating together with three bedrooms and a first floor bathroom suite with electric shower. To the outside there is an enclosed front garden and driveway for one vehicle whilst side access leads through to a generous size rear garden. The property is located in a cul-de-sac position within convenient reach of nearby supermarkets. A regular bus service operates on a regular basis to the town centre.

Storm Porch With door to :

Hall

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

With understairs recess.

Living Room 17' 6" x 12' 0" (5.33m x 3.65m) Kitchen 11' 3" x 9' 5" (3.43m x 2.87m)

Conservatory 11' 10" x 9' 0" (3.60m x 2.74m)

First Floor Landing With boiler cupboard containing

combination gas fired boiler and access to

loft space.

11' 0" x 9' 0" (3.35m x 2.74m)

11' 0'' x 8' 0'' (3.35m x 2.44m)

10' 7" x 6' 3" (3.22m x 1.90m) 7' 8" x 4' 8" (2.34m x 1.42m)

Enclosed front garden and driveway.

Access to generous size rear garden which includes a useful brick built store

shed.

SEMI-DETACHED EX-LOCAL AUTHORITY HOME

WELL PRESENTED ACCOMMODATION

**NEWLY FITTED CARPETS** 

RECENTLY RE-DECORATED

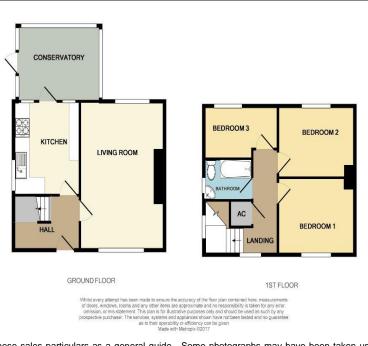
3 BEDROOMS

**GENEROUS SIZE GARDEN** 

**DRIVEWAY** 

**GAS CENTRAL HEATING** 

**NO CHAIN** 





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





