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Cashford Gate | | Taunton | TA2 8QB

Asking Price £350,000



**WILSONS**

ESTATE AGENTS



Situated in a highly sought-after area to the northeast of Taunton, just a short walk from local shops and amenities, this spacious and modern detached family home offers excellent value and is priced to sell quickly. Upon entering, you are welcomed into a generous entrance hall that leads to a convenient cloakroom/WC, as well as doors to a welcoming lounge, a separate dining room, and a kitchen/breakfast room, which in turn connects to a practical utility room.

The bright and airy lounge features large doors opening onto the rear garden, filling the space with natural light. To the front of the property is a sizable dining room, ideal for family meals and entertaining. The kitchen/breakfast area, complemented by the utility room, provides a perfect space for daily living.

Upstairs, you'll find four bedrooms, including a main bedroom with en-suite with ample storage. The family bathroom is conveniently located nearby, making busy mornings more manageable. The property benefits from double glazing and gas central heating, ensuring a warm and comfortable environment throughout the year.

Externally, a garage and gated driveway offer plentiful parking and storage options. With its central location and charming layout, this wonderful family home is not to be missed. As the sole agents, we highly recommend scheduling an early viewing to fully appreciate all that this property has to offer.

- A modern detached family house
- Garage and driveway
- Generous rear garden
- Cul-de-sac position
- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Kitchen/breakfast room, utility room & cloakroom/WC
- Sought after location close to a primary school
- No onward chain







## DIRECTIONS

what3words///clever.unrealistic.times

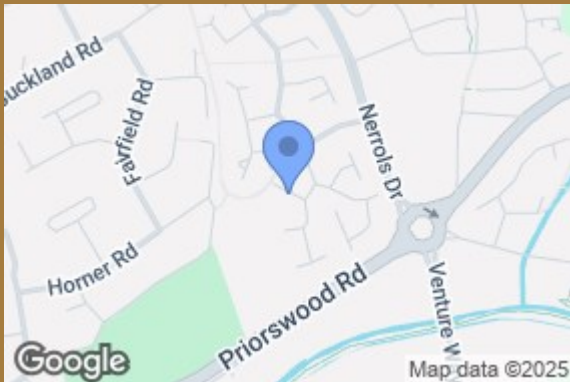
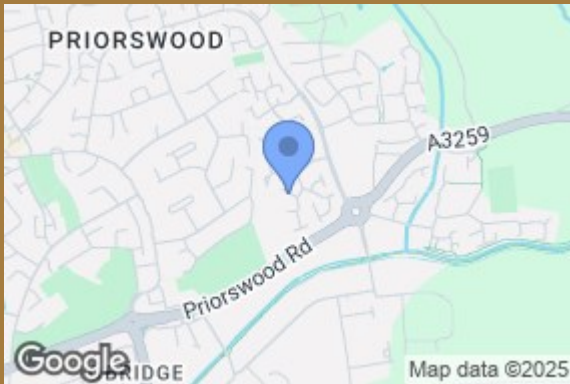
## SERVICES

The property is connected to mains: water, drainage, gas & electricity

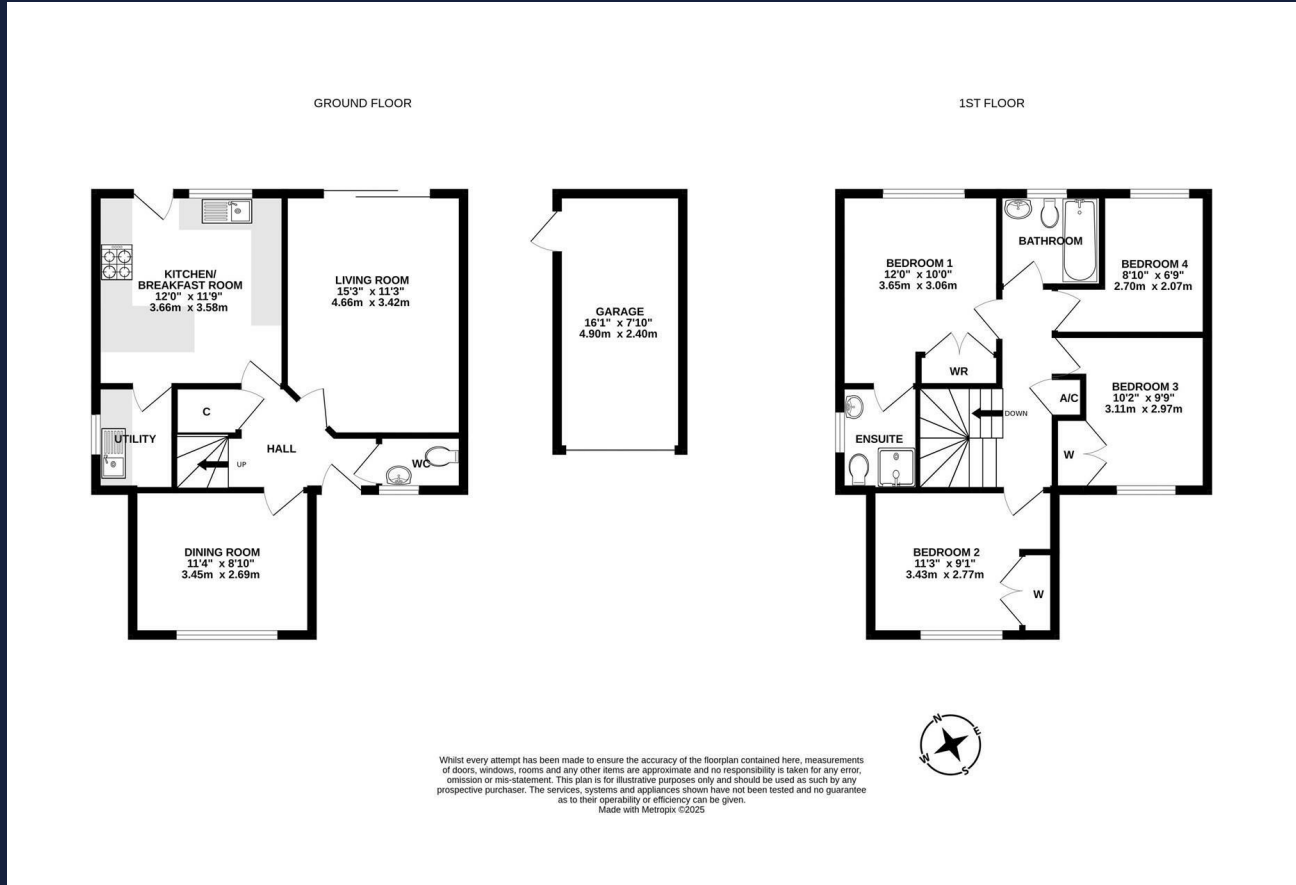
## DISCLAIMER

Wilsons has not inspected or tested any equipment, fixtures or fittings. Tenure is obtained by Land Registry, please check with your Solicitor. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Purchasers are advised to seek validation of all the above matters prior to making an offer.

Wilsons refers clients to local solicitors for conveyancing services and mortgage brokers for mortgage services. We receive a payment for referring clients of no more than £250 per case. Once an offer is accepted by our client. A non-refundable administration fee of £24 (including VAT) per buyer will be charged once an offer is accepted to comply with anti-money laundering regulations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 2002/91/EC	



Council Tax Band D    EPC Rating

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DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.