



6 Merton Road, TA4 1FE

£289,950

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Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <http://rush.noddad.views>

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800Mbps download speed and 900Mbps upload speed.

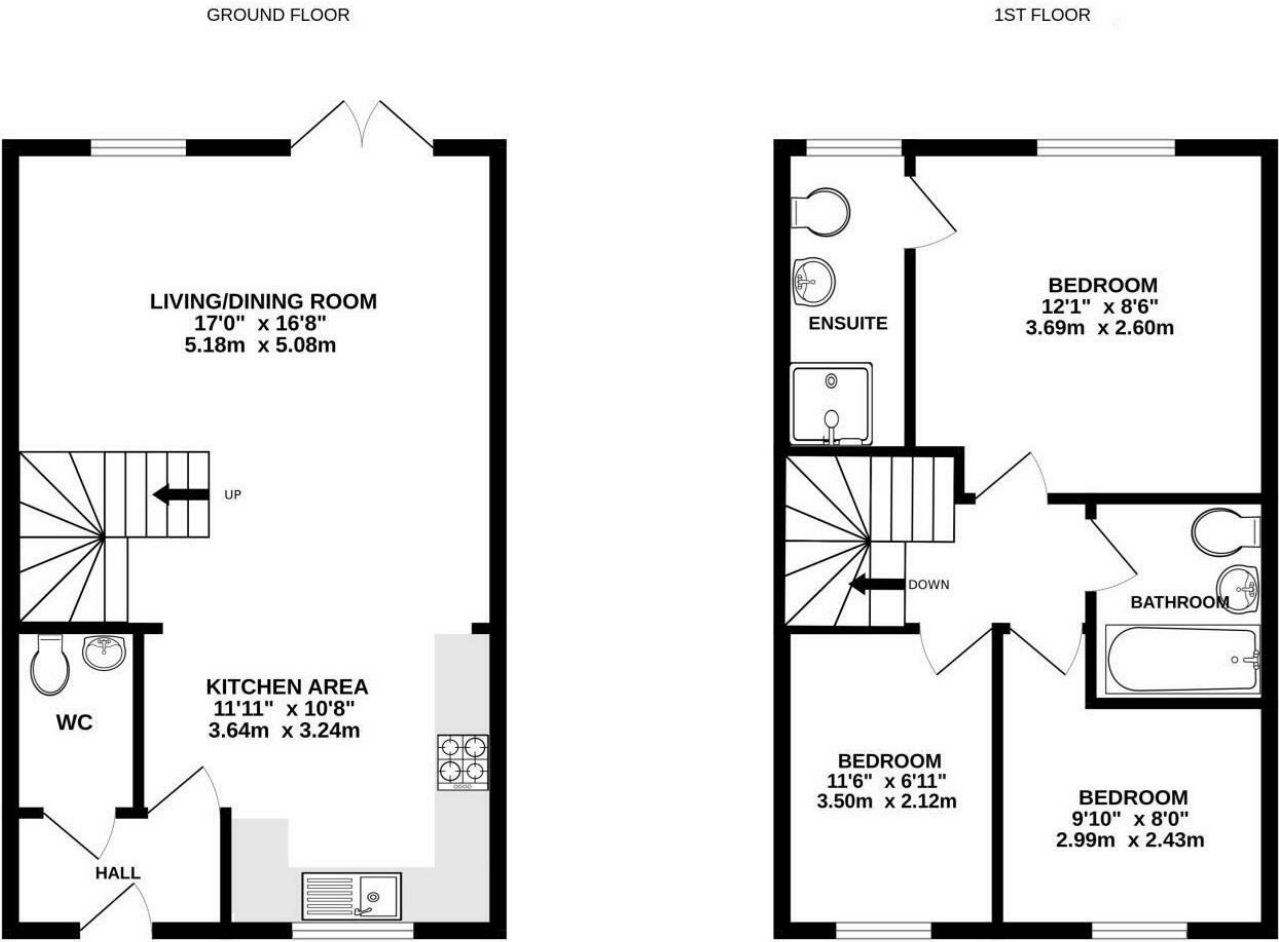
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea—very low, Surface water—very low.

Estate Management Charge: TBC

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Floor Plan



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.



Description

- Three Bedrooms
- End Terrace Home
- Mains Gas Central Heating
- uPVC Double Glazed
- Enclosed Rear Garden
- Off Road Parking
- Modern & Well Presented Accommodation
- En-Suite Shower Room
- No Onward Chain

Offered to the market with vacant possession and no onward chain is this well presented, three bedroom end terrace family home.

The property enjoys a private garden to the rear, a master en-suite shower room and off road parking for two cars to the front.

Additionally, there is uPVC double glazing throughout and a mains gas fired central heating system.



The well presented accommodation is arranged over two floors and briefly comprises; a double glazed front door opening into an entrance hallway, with doors providing access to the kitchen and a useful ground floor cloakroom. The cloakroom is fitted with a low-level WC and wash hand basin. The open plan kitchen/living area features stairs rising to the first floor, an understairs storage cupboard and uPVC double-glazed French doors opening onto the rear garden. The kitchen is fitted with a range of matching wall and base units with work surfaces above, an integrated electric oven with four ring gas hob and extractor above,

space for a fridge/freezer, and space and plumbing for a washing machine. To the first floor are three bedrooms, with the master bedroom benefiting from an en-suite shower room comprising a shower cubicle, low-level WC and wash hand basin. The family bathroom completes the accommodation and is fitted with a panelled bath with shower attachment, low-level WC and wash hand basin. Externally, the property enjoys a private rear garden, predominantly laid to lawn with a patio seating area. A useful side access leads to the front of the property, where a driveway provides off-road parking for two vehicles.

