

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 £15+VAT. Once an offer is accepted by our client an Administration Fee of £24+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 refunded should purchase be concluded. It can be paid via a card machine or via BACS transfer.

GENERAL REMARKS AND STIPULATIONS:	PROPERTY LOCATION: //rushnoddled.views	LOCAL AUTHORITY: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY	BROADBAND AVAILABILITY: Ultrafast with up to 1800Mbps download speed and 900Mbps upload speed.	MOBILE PHONE COVERAGE: Check: <a href="http://www.ofcom.org.uk/mobile-coverage-checker">http://www.ofcom.org.uk/mobile-coverage-checker</a>	FLOOD RISK: Rivers & Sea—very low. Surface water—very low.	ESTATE MANAGEMENT CHARGE: TBC
NOTE: The property is offered for sale freehold by private treaty with vacant possession on completion of sale.	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: //rushnoddled.views	Council Tax Band: C	Mobile Phone Coverage: Check: <a href="http://www.ofcom.org.uk/mobile-coverage-checker">http://www.ofcom.org.uk/mobile-coverage-checker</a>	Broadband Availability: Ultrafast with up to 1800Mbps download speed and 900Mbps upload speed.



6 Merton Road, TA4 1FE

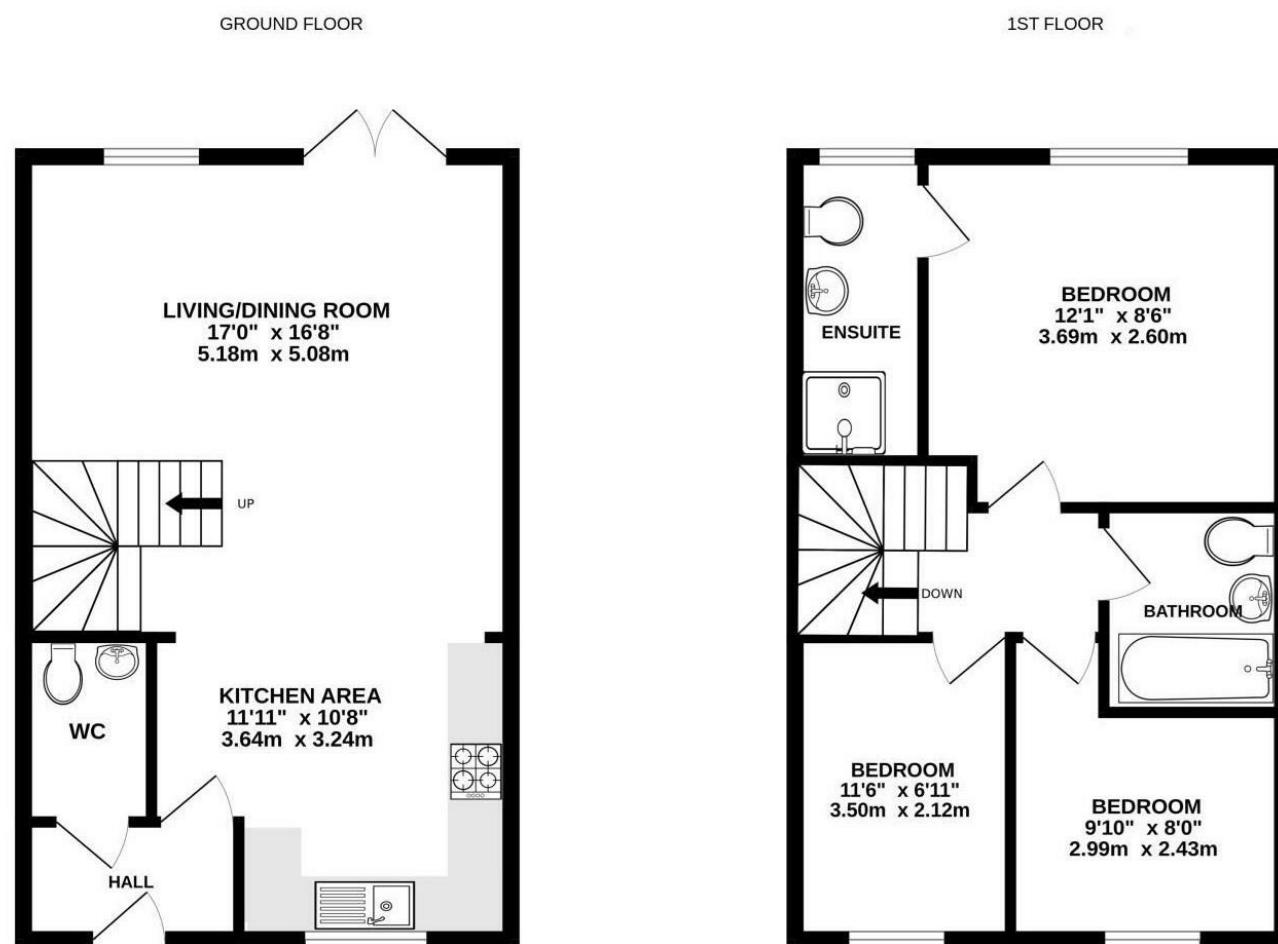
£289.950



B  
EPC

# Wilkie May & Tuckwood

## 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.

WM&T

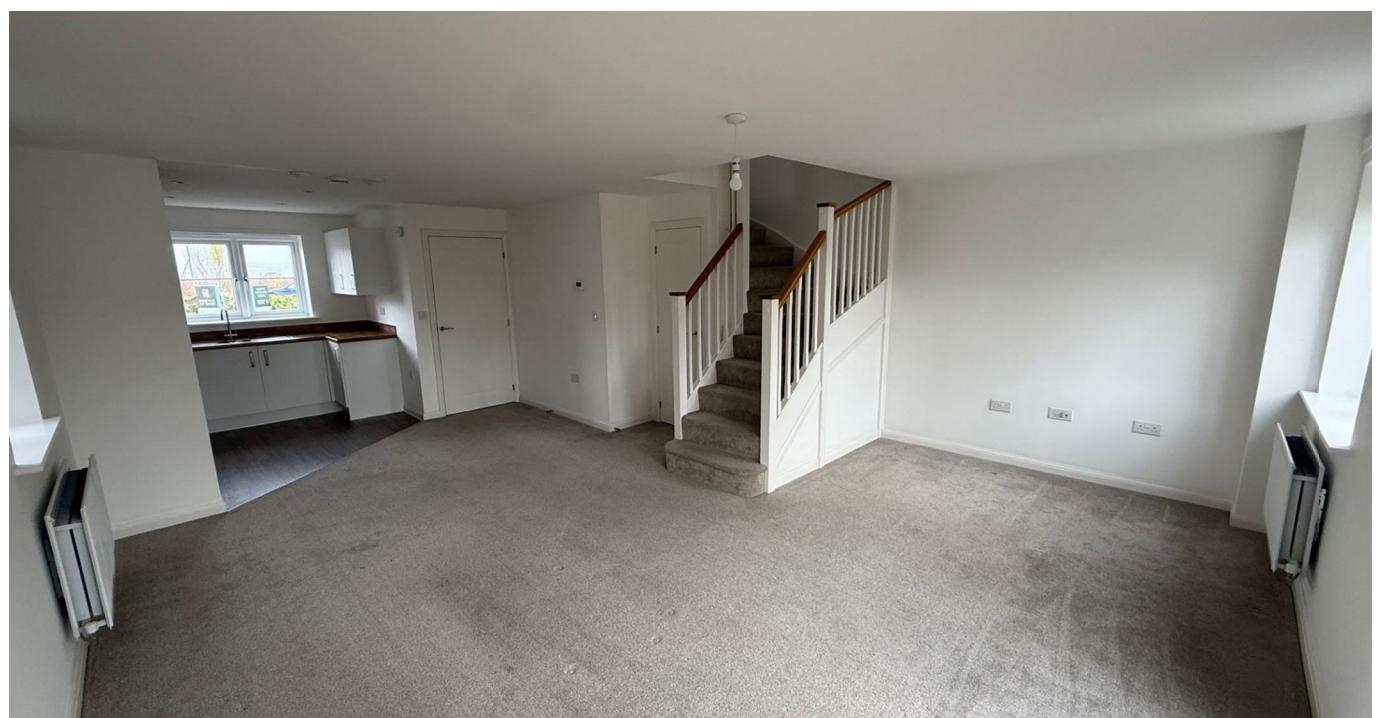
## Description

- 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.

WM&T