

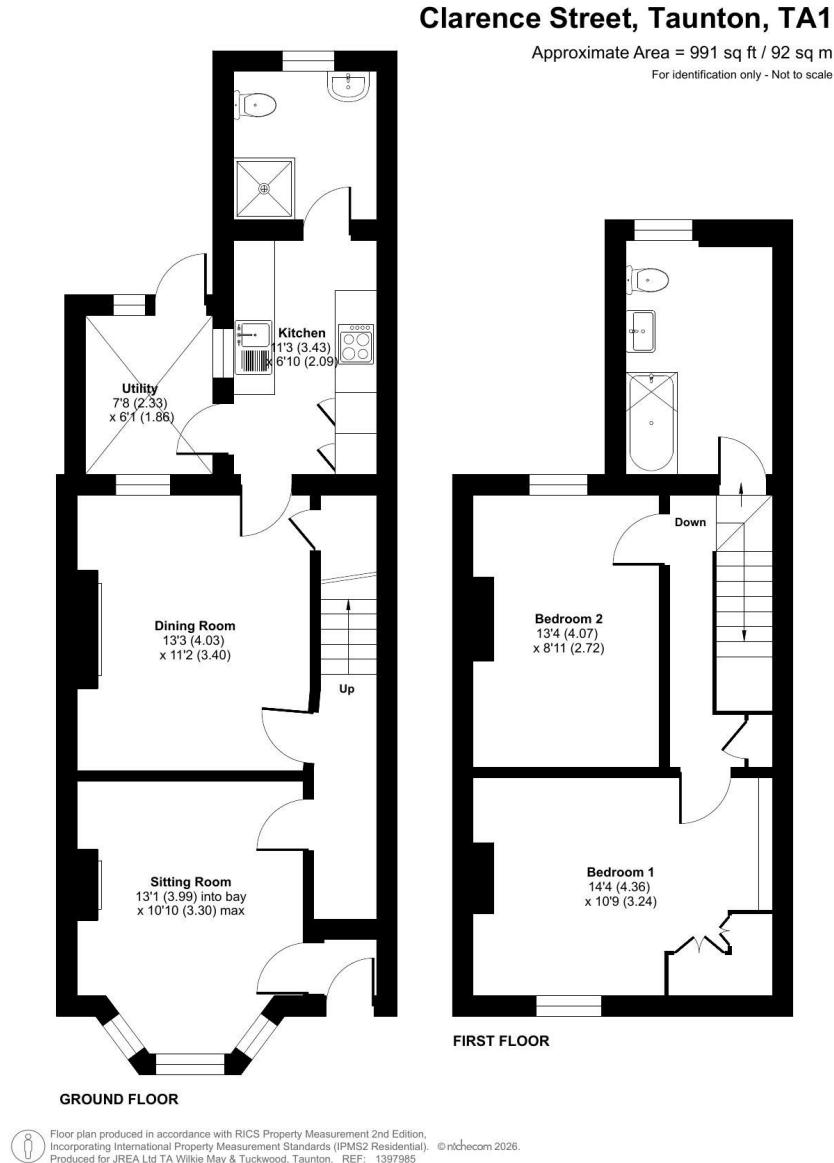
Code of Practice for Residential Estate Agents: Effective from 1 August 2011  
8. Financial Disclosure  
8.1 At the time that an offer has been made and is being pursued by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include what the buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or only contingencies of these, such relevant information that is unavoidable should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1988. 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.

9. Financial Disclosure  
9.1 The agent must obtain written confirmation from the seller that the property is not subject to any encumbrances or fixtures and fittings or services not tested by the agent that has not been agreed in writing or order for their purposes. A buyer is advised to obtain written confirmation 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 written confirmation from their solicitor.

Tenure: Freehold	Services: mains Water, mains Gas, mains Draining, mains Electricity	Local Authority: Somererset Council, County Hall, The Crescent, Taunton, TA1 4DY	Property Location: <a href="https://what3words.com/belong.cares.claims">https://what3words.com/belong.cares.claims</a>
Council Tax Band: B	Council Tax Band: B	Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload	Mobile Phone Coverage: <a href="https://www.ofcom.org.uk/mobile-coverge-checker">https://www.ofcom.org.uk/mobile-coverge-checker</a>
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low			



## Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1397985

**WM&T**

## Description

- Victorian Terrace Home
- Two Bedrooms
- Two Reception Rooms
- uPVC D/G & Gas C/H
- Close Proximity To Town & French Weir Park
- Vacant Possession

Situated in the sought after residential location of French Weir, within walking distance of Taunton town centre and French Weir park is this two bedroom Victorian terrace home.

The property which is offered to the market with vacant possession is benefitted by uPVC double glazing and gas central heating and is further enhanced by a private, enclosed courtyard garden with gated rear access. Of note the property is also well situated within easy reach of Musgrove Park Hospital, Castle school, Longrun Meadow and North town Primary school.



In brief the accommodation comprises: Living room with front aspect window, separate dining room with access through to the kitchen. The kitchen is fitted with a range of base units, roll edge work surfaces and splashbacks, there is space for a cooker, washing machine and under counter fridge and freezer as well as a wall mounted gas boiler. There is access to a lean to and ground floor shower room. The shower room comprises of W/c, wash hand basin and a walk in shower.

To the first floor are two bedrooms along with a re-fitted family bathroom suite comprising

of w/c, wash hand basin, bath with surround and chrome towel rail. Externally is a low maintenance courtyard garden with gated rear access. Clarence Street is set within an area of residents permit parking – permits can be purchased from Somerset Council.

**WM&T**