



Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

obtain verification from their Solicitor. 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 tale documents. A Buyer is advised to obtain verification from their solicitor or surveyor. References to 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

Protection Act8b 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 Prodection Act8b These reasonable steps must include regular monitoring of the funds required, and reporting such progress to the seller. 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 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reas onable steps to find out from the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for brongerty and property, requires a mortgage.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

paid via a card machine, or via BACS transfer. 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

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decis ion whether to use those services. In making that decision, it should be

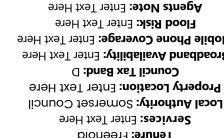
we are approximate and have been taken by Vichecom. While we endeavour to make our sales particular accurate and re liable, if there is any point which is of particular importance to preased to check the information with you.

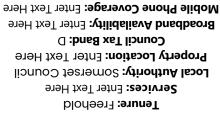
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn, Photographs taken and details prepared. February 2025, MEASUREMENTS AND OTHER INFORMATION All

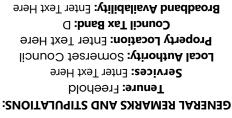
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other det alis are given in good faith, and are believed to be correct but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them. 3. No person in infending purchasers should not rely on them as statement or Wilkie May & Tuckwood has any authority to make or give any representations or warranty

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice. That particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.











T3MW

















Description

- Detached
- Sought After Residential Location
- Gas Fired Central Heating
- Three Bedrooms
- Double Glazing
- Potential To Extend Subject To Necessary Consents

Situated in the sought after residential location of Comeytrowe, is this three bedroom 1960s style detached family home. Benefits include double glazing, gas fired central heating, a single garage and off-road parking.



The property is ideally situated within easy reach of renowned primary and secondary schools, as well as Musgrove Park Hospital, and a range of local amenities at the Comeytrowe Centre.

Internally, a front door leads into entrance porch with further door through to wide entrance hall where a staircase rises to the first floor. There is a generous size living/dining room with sliding patio doors to the garden. A separate kitchen is fitted with a range of matching wall and base units, roll edge work surfaces with space for a cooker. There is a utility room off the kitchen with a doorway to

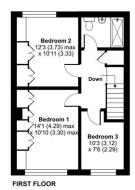
the side, space for a tall fridge/freezer and a washing machine. To the first floor are three bedrooms (bedroom one with fitted wardrobes). A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and shower over. Externally, the property is set in front and rear gardens with gated side access. The front of the property is approached via a tarmac drive giving off-road parking for two vehicles and leads to a single garage with up-and-over door. The front garden is laid to well tended lawn. The rear garden is enclosed on all sides with lawn and mature shrub borders.

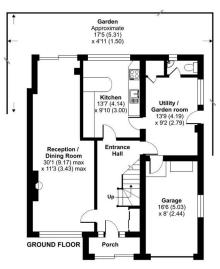


Floor Plan

Claremont Drive, Taunton, TA1 Approximate Area = 1455 sq ft / 135.1 sq m (includes garage)

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). ◎ n/checom 2025 Produced for JREA L17 A Wilside May & Tuckwood, Taunton. REF: 1269097

