



5 Palmer Row

Taunton Road, TA4 3FH

£440,000 Freehold

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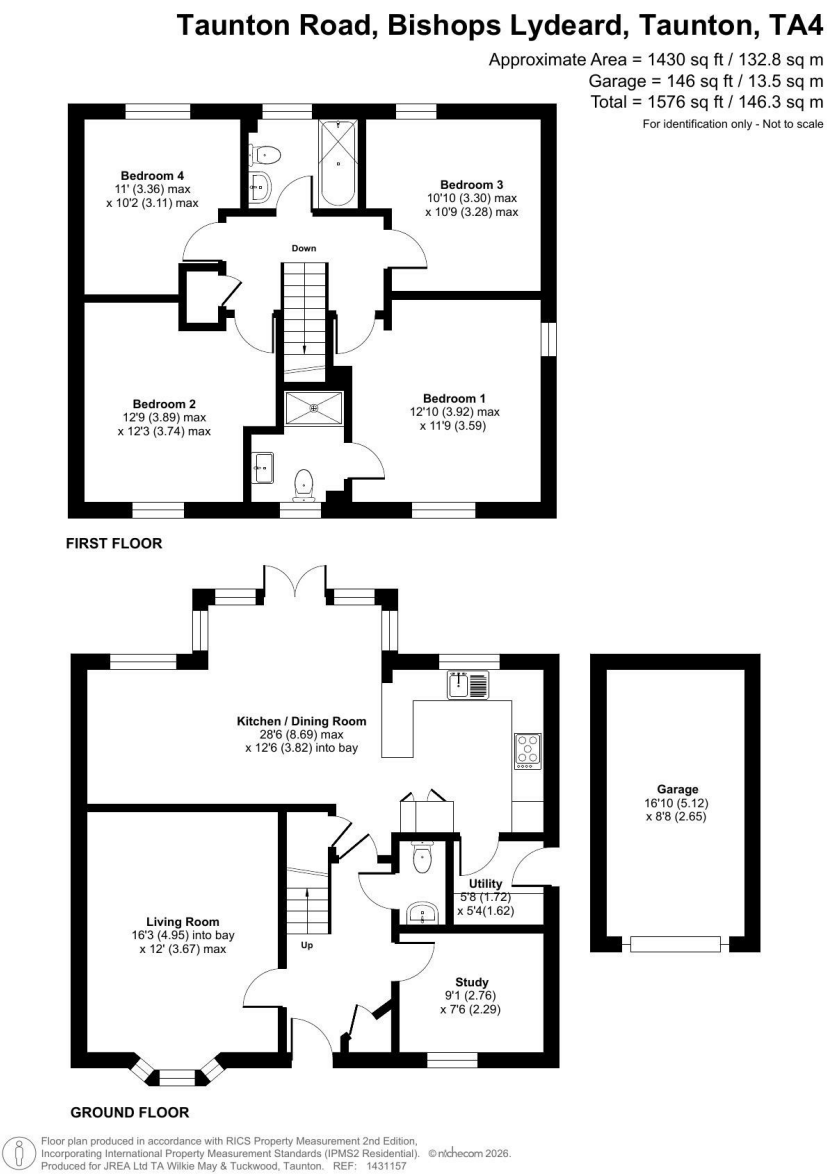
Wilkie May

& Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DL
Property Location: what3words.com/explained,starter,examples
Council Tax Band: C
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: There is a site service charge of £225 PA

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the 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. 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 of 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



Description

- Four Bedroom Detached Family Home
- Landscaped Garden
- Driveway for Four Vehicles and Single Garage
- Village Location
- uPVC D/G & Gas C/H

This superb four-bedroom modern detached family home was constructed within the last three years by David Wilson Homes and is presented in excellent decorative order throughout. The property has benefitted from a number of upgraded specifications, including an enhanced kitchen and landscaped garden, along with generous driveway parking for up to four vehicles.

The accommodation is well arranged for modern family living and benefits from uPVC double glazing and mains gas central heating.



Internally, the property offers a spacious and welcoming living room, together with a separate study/family room, providing an ideal space for home working or additional reception space.

To the rear of the property is an impressive kitchen/family room, forming the heart of the home and perfectly suited to modern family life. The kitchen features upgraded wall and base units with work surfaces and upstands, along with integrated appliances including a double oven, five-ring gas hob, dishwasher, and fridge/freezer. French doors open directly onto the rear garden, creating a light and sociable living space.

A separate utility room provides space and plumbing for a washing machine and a tumble

drier, a wall mounted unit houses the concealed gas boiler, with a door giving convenient access to the driveway. A cloakroom off the entrance hallway completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys a fully enclosed landscaped rear garden with gated side access. To the front, a driveway provides parking for up to four vehicles and leads to a single garage equipped with electric power and lighting.

