







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 supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

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. 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 he soll a property, requires a mortgage, availability of his funds for buying the property and pass this information to the seller. Such information will include whet her the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for buying the 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 known that we receive a 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 as the interments are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and re liable, if there is any point which is of particular importance to your please contact the office and we will be pleased to check the information with you.

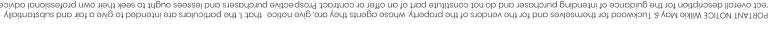
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn, Photographs taken and details prepared.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

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 cornect overall description for the guidance of intendracen and do not constitute part of an offer or confract Prospective purchasers and lessees august to seek their own professional advice.

All descriptions are greater their guidance of intendracen procedure purchasers and lessees august to seek their own professional advice.

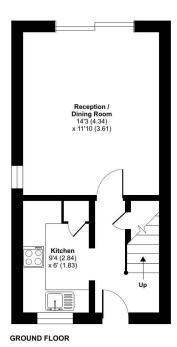
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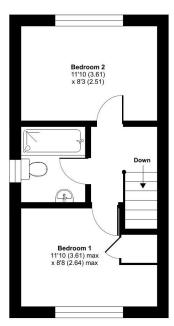
Flood Risk: Rivers & Sea - Low. Surface water - very low. Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed. **B :bns8 xsT lionuo** Property Location: ///tunnel.risen.doors Local Authority: Somerset Council Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating. Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion. GENERAL REMARKS AND STIPULATIONS:











FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

Produced for JIRFA Ltd TA Wilkie May & Tuckwood Taunton & REF: 138705



## Description

- No Onward Chain
- Good Size Garden
- Off Road Parking For Two Cars
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Close To Taunton Town Centre
- Well Presented Accommodation
- Semi-Detached Family Home

This two bedroom, semi-detached family home offers a perfect blend of modern living and convenience. With two well proportioned bedrooms, off road parking and a larger than average enclosed rear garden.

Situated close to Taunton town centre, residents will benefit from easy access to a variety of shops, restaurants, and amenities. Families will appreciate the proximity to North Town Primary School, making the morning school run a breeze. For those who enjoy the outdoors, French Weir Park and Longrun Meadow are just a stone's throw away.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout. The property is offered to the market with no onward chain.



The accommodation is arranged over two floors and comprises, in brief: a front door opening into an entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard, and doors leading to the kitchen and living room. The kitchen is located at the front of the property and offers a range of matching wall and base units with rolledge work surfaces, a 1½ bowl stainless steel sink with mixer tap, integrated electric double oven with four-ring gas hob and extractor fan over, along with an integrated washing machine and fridge/freezer. The living room is situated at the rear of the property and benefits from double-glazed patio doors

providing access to the garden, as well as a double-glazed window to the side. To the first floor are two bedrooms and a family bathroom comprising a low-level WC, wash hand basin and panelled, jacuzzi bath with shower over. Externally, the rear garden is of a good size and is laid mainly to lawn and paving. There is a generous timber shed/workshop and side access leading to the front of the property. To the front, a driveway provides off-road parking for two vehicles.

