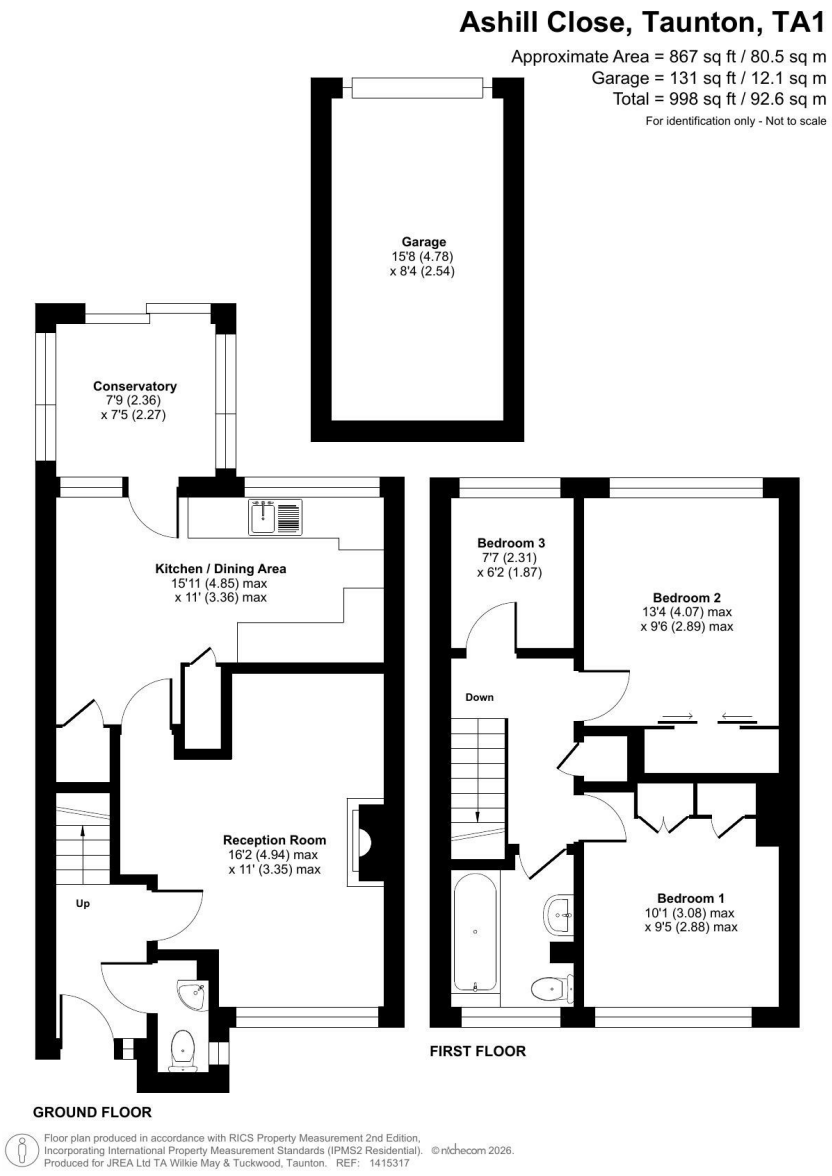




GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains water, mains drainage, mains gas, mains electricity
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/inner.vague.youth>
Council Tax Band: C
Broadband Availability: Ultrafast up to 330 Mbps download speed & 50 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:

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 purchasers 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 Nichecom. 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 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

- Three Bedroom Semi Detached Family Home
- Popular Residential Location
- Vacant Possession
- uPVC d/g & Gas c/h
- Single Garage
- Enclosed Garden

Situated in a peaceful cul-de-sac within the sought-after residential location of Sherford, this well-presented three-bedroom 1960s-style semi-detached family home is ideally positioned within easy reach of Musgrove Park Hospital, Vivary Park and a selection of renowned primary and secondary schools, making it a highly convenient and desirable location.



The property benefits from uPVC double glazing and mains gas central heating via a combination boiler. The internal accommodation begins with an entrance hall with a cloakroom/WC. A bright living room is located at the front of the property and provides access through to a well-proportioned kitchen/dining room, fitted with a range of wall and base units, work surfaces and tiled splashbacks. There is space for a cooker, washing machine, and under-counter fridge and freezer, along with a useful understairs storage cupboard. From the kitchen, there is access to a sunroom, providing additional ground floor space.

To the first floor are three bedrooms, with bedroom one benefitting from an integrated wardrobe, and a family bathroom comprising a WC, wash hand basin and bath with tiled surround and electric shower over.

Externally, the property enjoys a fully enclosed, low-maintenance rear garden with gated side access. A single garage, located in a block directly behind the garden, provides further storage or parking. The property is offered with vacant possession, making it an ideal purchase for families, first-time buyers or investors alike.

