



Blacksmith Close

Taunton TA4 4AX

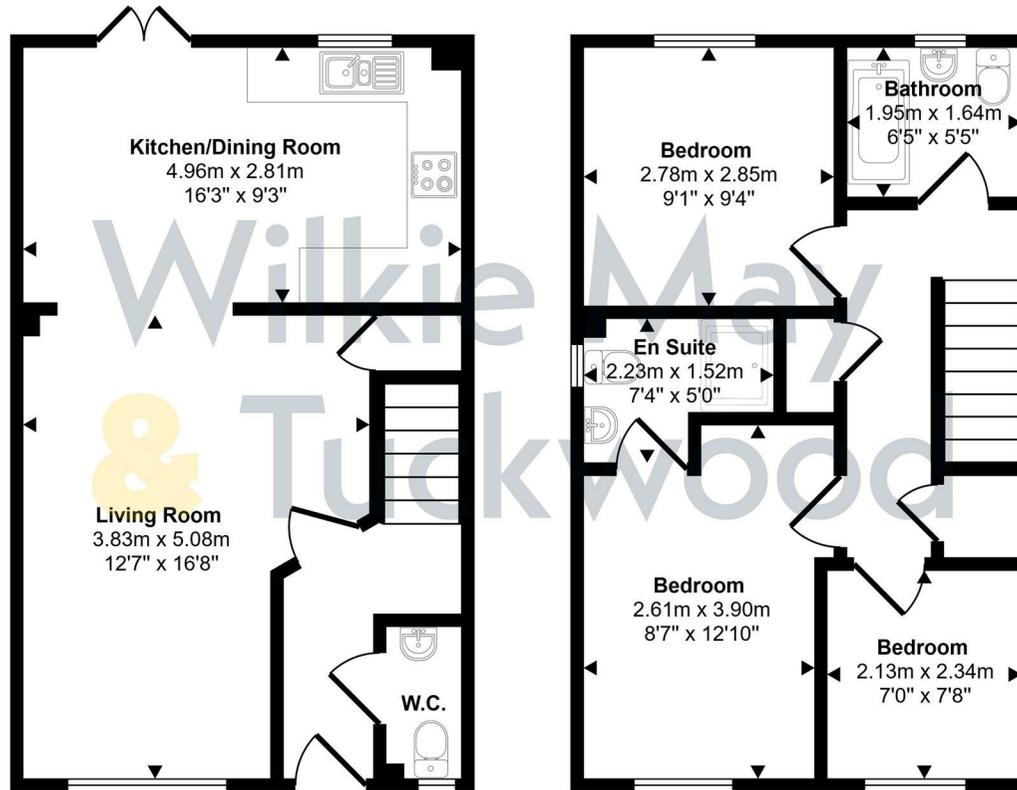
Price £250,000 Freehold

			
3	1	2	EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
79 sq m / 852 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A well presented three bedroom end of terrace modern family home, situated in a quiet position just off the village centre with off road parking and solar thermal water heating.

- Well Presented Accommodation
- En-Suite Bedroom
- Close to Town Centre & Amenities
- Off Road Parking
- Gas Fired Central Heating



The accommodation in brief comprises; Composite door with obscure glazed viewing pane into Entrance Hall; burglar alarm pad, door into Downstairs WC; with low level WC, and wash basin with tiled splashback. Open Plan Living Room/Dining Room/Kitchen; with double aspect, large cupboard under the stairs. Kitchen; with LVT wood effect flooring, a good range of cream shaker style kitchen cupboards and drawers under a wood effect rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge/freezer, cupboard housing a Baxi boiler, patio doors leading onto the rear garden. Stairs to the first floor landing; hatch to roof space, linen cupboard with wood slat shelving, airing cupboard with modern hot water cylinder with immersion switch. En-Suite Bedroom 1; aspect to front, door into the recently modernised Shower Room; shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, heated towel rail. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Family Bathroom; with white suite comprising panelled bath, tiled surround, pedestal wash basin, low level WC, heated towel rail, shaver point.

OUTSIDE: The property has two off road parking spaces via a block paved driveway. There is a gated side access leading the enclosed rear garden which is laid to gravel and paving slabs for ease of maintenance.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas



Parking: There are two off road parking spaces at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

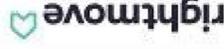
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. 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 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 warranties 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 17th March 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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. References to the feature 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.



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