



Bridge Street

Taunton TA4 4NR

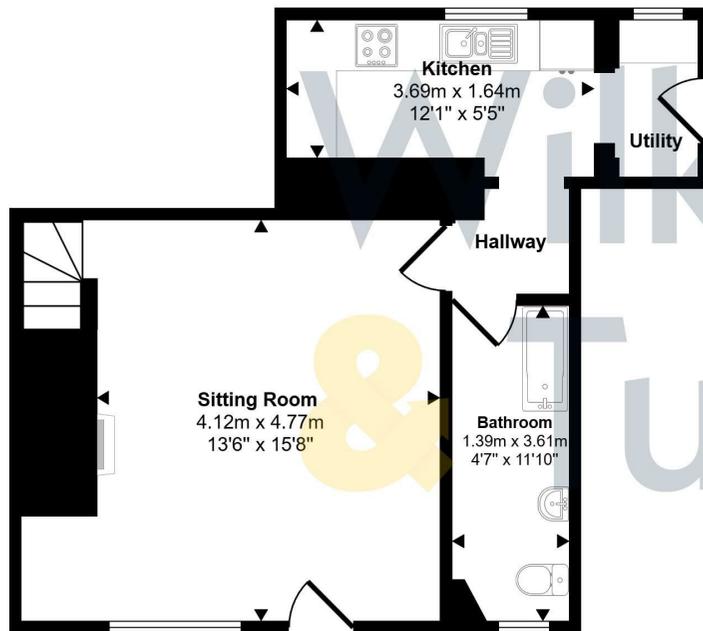
Price £238,000 Freehold



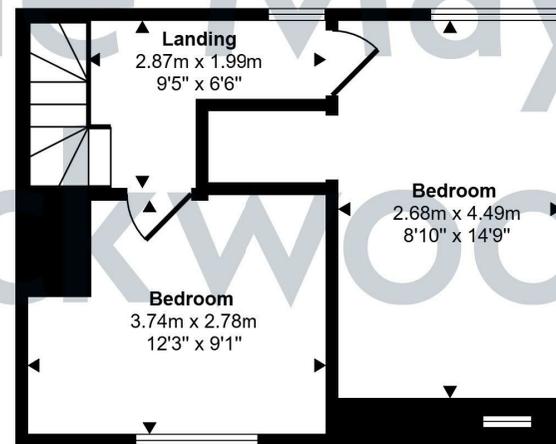
Wilkie May
& Tuckwood

Floorplan

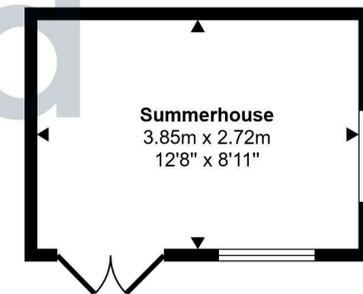
Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 32 sq m / 344 sq ft



Outbuilding
Approx 11 sq m / 113 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 conveniently situated two bedroom terraced cottage with gas central heating double glazing and pleasant gardens.

- Close to Amenities
- Gas Central Heating
- Wood Burner
- uPVC Double Glazing
- Timber Summer House/Workshop with Power and Lighting



The accommodation in brief comprises; Glazed wooden door into the Sitting Room; with an aspect to the front, fireplace with inset wood burner on a concrete hearth, sandstone surround, alcove cupboards and shelving, under stairs storage, cupboard housing Baxi combi boiler for central heating and hot water. Door into the rear hallway with a tiled floor. Ground Floor Bathroom; with a tiled floor, white suite comprising a panelled bath with tiled surround, thermostatic mixer shower over, low-level WC, wash basin inset into a vanity cupboard. Archway into the Kitchen; with an aspect to the rear, a good range of cream coloured cupboards and drawers under a wood effect laminate rolled edge worktop with inset one and a half bowl ceramic sink and drainer, mixer tap over, tiled splashback, fitted double electric oven, four ring ceramic hob, extractor hood over, integrated dishwasher, integrated fridge/freezer. Utility area; with a tiled floor with space and plumbing for washing machine, and space for tumble dryer over, wooden stable door to rear garden.

Stairs to 1st floor from the Sitting Room; landing. Bedroom one; with a double aspect, and recessed wardrobe. Bedroom Two; aspect to the front, L-shaped with a single built in wardrobe, hatch to roof space.

OUTSIDE: The property benefit benefits from a pedestrian right of way for access and maintenance. The gardens are enclosed by fencing and include a potting shed and a sizable timber studio with lighting and power. There is a pleasant composite decking area and a number of established shrubs.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no parking 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: B

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 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, references 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 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 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. 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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