



LOCATION: The property is within easy walking distance of the town centre, offering a wide range of shops catering for daily needs together with a number of other amenities, schools, etc. There is a local bus service into the County Town of Taunton which is approximately 7 miles distant and the M5 motorway lies just outside the town accessed via Junction 26.

DIRECTIONS: If visiting by car, proceed along South Street passing Wellington School and at the second mini roundabout bear left into Pyles Thorne Road. Take the second left continuing into Pyles Thorne which then becomes Sylvan Road, continue along turning left into Scotts Lane turning right into Clifford Terrace, continue to the end turning right into Cubitt's Place where No.6 will be seen almost directly in front.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/thumb.trial.zapped

Council Tax Band: C

Construction: Cavity construction under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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, 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

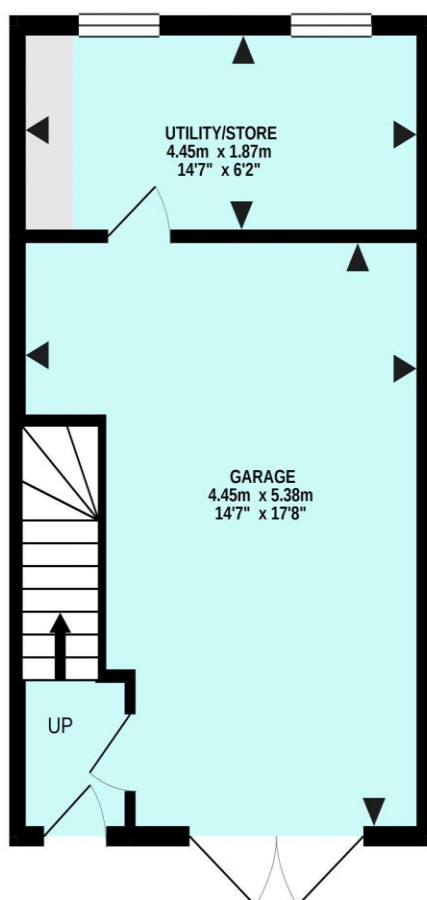
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

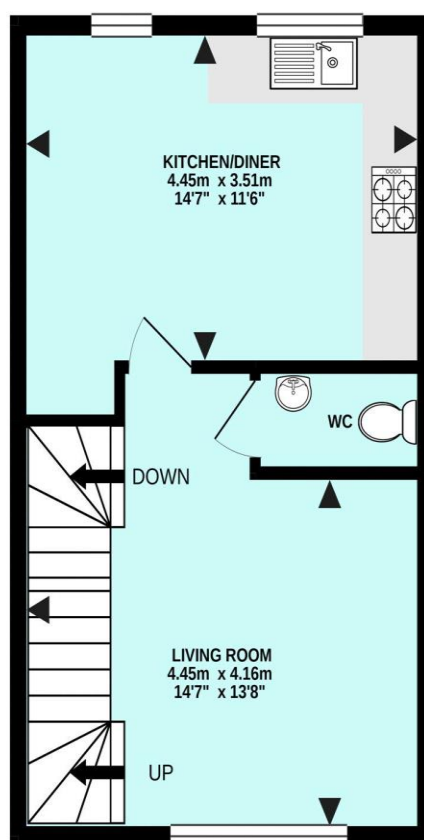
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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 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.

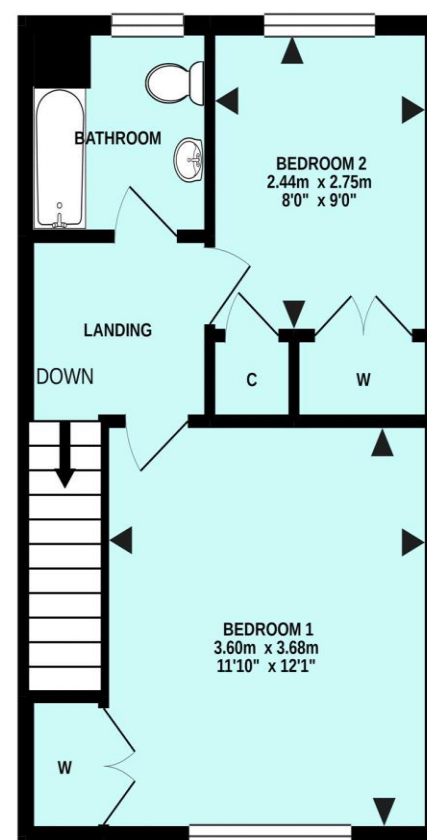
GROUND FLOOR
32.0 sq.m. (344 sq.ft.) approx.



1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



2ND FLOOR
31.6 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 sq.ft.) approx.

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This delightful and spacious two double bedroom, three storey town house is offered to the market with no onward chain and benefits from a garage and home office, conveniently situated just off the town centre. Forming part of a small, select development of just 8 homes and having been traditionally constructed in 2007 now benefitting from gas central heating and double glazing.

The accommodation briefly comprises of an entrance hall with stairs rising to the first floor and a door leading into the spacious single garage behind which is a generous utility room/home office which would be ideal for those choosing to work from home. This room is fitted with electrics and plumbing for a washing machine with an area of worktop.

To the first floor there is a large lounge overlooking the front aspect with a further staircase leading to the top floor. The contemporary kitchen/diner is to the rear of the property and offers a modern range of wall and base units with tiled splashbacks and contrasting work surfaces. There is space for a dishwasher and fridge with an inset 4 ring gas hob, electric oven and extractor above. The dining area provides plenty of space for dining furniture and would be a wonderful area for entertaining. This floor also offers a w.c.

To the top floor there are two generous double bedrooms each with fitted wardrobes offering plenty of storage space with a family bathroom servicing these rooms comprising a white three piece suite with a shower over the bath. There is a large attic space which is accessed via the landing and provides a useable area which is fully boarded with power and light.

Outside a shared driveway provides access to the development with No 6 offering a single garage for parking.

6 Cubitt's Place is deceptively spacious home built to a high standard offering light and airy living accommodation supported by a sprinkler system to all floors, just a gentle stroll from the town centre and all its amenities.



- Quiet location
- Recently redecorated
- Home office
- Small select development
- Deceptively spacious
- Modern/contemporary design
- NO ONWARD CHAIN

