



20 Jeffreys Way

Taunton, TA1 5JJ

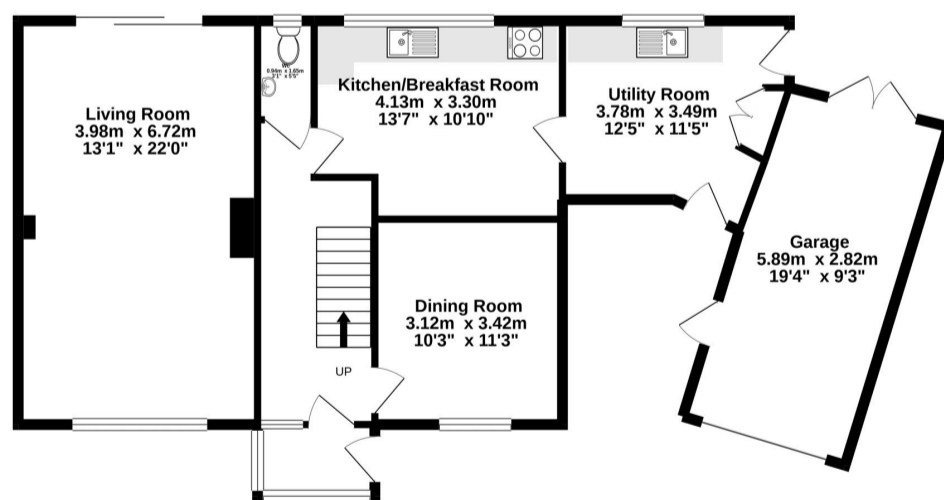
£450,000 Freehold



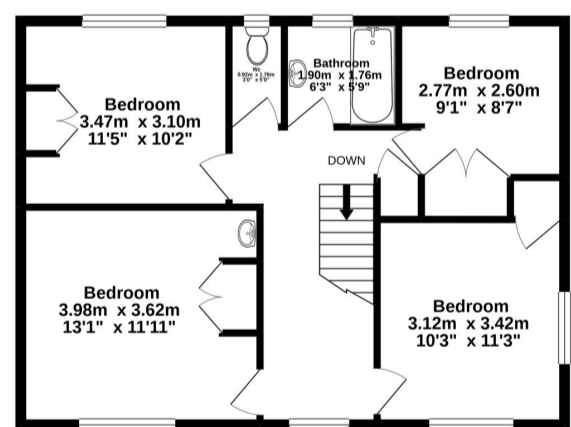
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor
89.9 sq.m. (968 sq.ft.) approx.



1st Floor
60.9 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 150.8 sq.m. (1623 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**WILKIE MAY
& TUCKWOOD**

GROUND FLOOR: LIVING ROOM: 22'0" x 12'10" (6.70m x 3.91m), DINING ROOM: 10'2" x 11'2" (3.09m x 3.40m), KITCHEN: 13'7" x 10'4" (4.14m x 3.14m),

UTILITY ROOM: 9'9" x 12'5" (2.97m x 3.78m)

FIRST FLOOR: BEDROOM ONE: 11'7" x 12'11" (3.53m x 3.93m), BEDROOM TWO: 10'3" x 11'9" (3.12m x 3.58m), BEDROOM THREE: 11'4" x 10'2" (3.45m x 3.09m),

BEDROOM FOUR: 9'0" x 8'0" (2.74m x 2.43m), BATHROOM: 6'3" x 5'6" (1.90m x 1.67m)

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Description

Situated in one of Taunton's most sought after locations is this well presented four bedroom 1960s style detached family home.

The property, which is situated in stunning landscaped gardens, must be viewed to fully appreciate.

The property itself offers double glazing and mains gas fired central heating and offers room to extend subject to the necessary consents.

- Detached
- 4 Bedrooms
- Stunningly Landscaped Gardens
- Gas Central Heating
- Double Glazing
- Single Garage With Power And Light
- Off-Road Parking



Internally, a front door leads into storm porch with further door to main entrance hall. There is a generous size living room with dual aspect windows making a light and airy space. A separate dining room, modern fitted kitchen, utility and cloakroom complete the ground floor. To the first floor are four bedrooms, along with a family bathroom suite. Externally, a particular feature of this delightful home is its wonderful large landscaped garden. There is a single garage with up-and-over door, electric power and light and parking in front.

The property is ideally situated on the edge of town location within easy reach of open countryside. The property is still handily located for a large range of shopping, leisure and scholastic amenities which can be found within the town centre itself. Of note, the property is also well located for access to Musgrove Park Hospital and for sought after primary and secondary schools, as well as Taunton and Bridgwater College.

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GENERAL REMARKS AND STIPULATION

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

Agents Note: The property is of truss steel frame.

Agents Note: We understand that only the gable ends of the property are cavity wall insulated.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/cycles.tribe.splice

Council Tax Band: F

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data available with EE, O2 & Vodafone. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—low.

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. Photographs taken and details prepared July 2021. 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.



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