

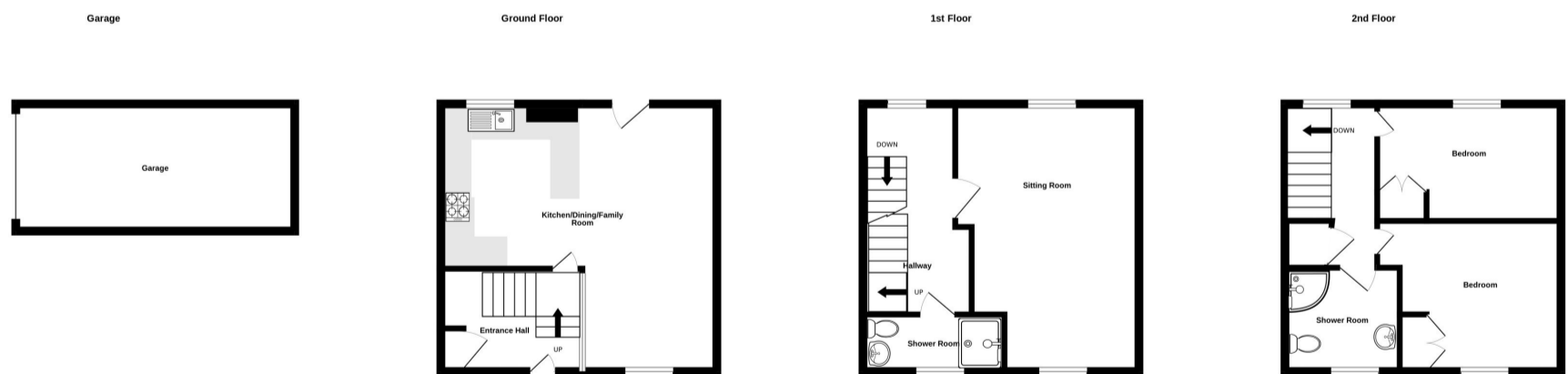


25 Trinity Road
 Taunton, TA1 3JJ
 £289,950 Freehold

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Wilkie May & Tuckwood

Floor Plan



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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GROUND FLOOR: KITCHEN/DINING ROOM (L-shaped measurement maximum): 17'5" x 18'11" (5.30m x 5.76m)

FIRST FLOOR: LIVING ROOM: 12'4" x 17'11" (3.75m x 5.46m), FIRST FLOOR SHOWER ROOM: 8'5" x 3'3" (2.56m x 0.99m)

SECOND FLOOR: BEDROOM ONE: 10'10" x 9'7" (3.30m x 2.92m), BEDROOM TWO: 12'5" x 7'9" (3.78m x 2.36m), SECOND FLOOR SHOWER ROOM: 7'7" x 6'2" (2.31m x 1.87m)

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Description

This two/three bedroom Grade II listed three storey townhouse is situated within easy reach of Taunton town centre and benefits from private garage and parking.

The property, which offers period features including large sash windows and high ceilings, benefits from gas fired central heating.

- Grade II Listed Period Property
- Private Courtyard Garden As Well As Communal Gardens
- Single Garage
- Two Shower Rooms
- Gas Central Heating



Internally, a front door leads into generous size entrance hall with coat hanging space and steps to a mini landing. Here, a doorway leads through to an L-shaped kitchen/diner. The kitchen is fitted with a matching range of wall and base units, rolled edge work surfaces and tiled splashbacks, space for a tall fridge/freezer, integrated oven, hob and extractor, wall mounted gas boiler, space and plumbing for washing machine, doorway giving access to the rear of the property, space for a generous size dining table, and dual aspect sash windows making a light and airy room.

To the first floor is a generous size living room with dual aspect windows, and a shower room comprising of w/c, wash hand basin, walk-in shower with tiled surround and electric shower over. To the second floor are two bedrooms and a second shower room that comprises of w/c, wash hand basin, walk-in shower with tiled surround and electric shower over. Externally, there are front and rear gardens. The rear garden is designed for ease of maintenance and laid predominantly to decorative chippings with gated rear access. A single garage with electric door can be found close by as well as well-kept communal gardens.

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GENERAL REMARKS AND STIPULATION

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

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/props.assume.price

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

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

Flood Risk: Rivers & Sea—very low. Surface water—very 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 November 2022. 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 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 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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