



36 Somerset Avenue

Taunton, TA1 5HX

£340,000 Freehold



3



1



1



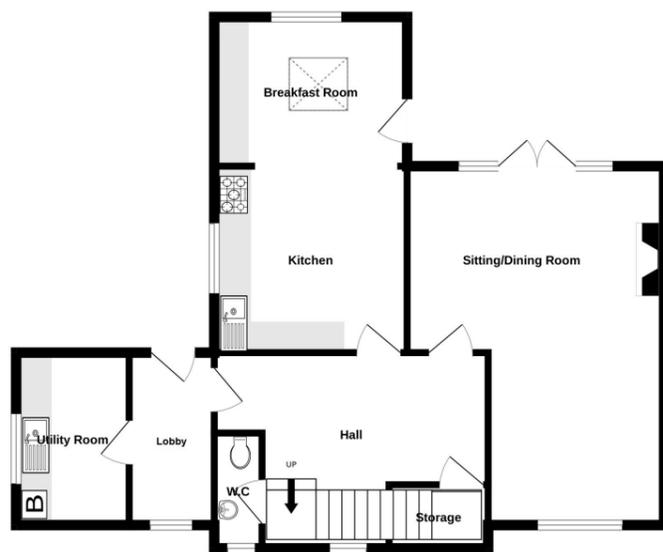
D

EPC

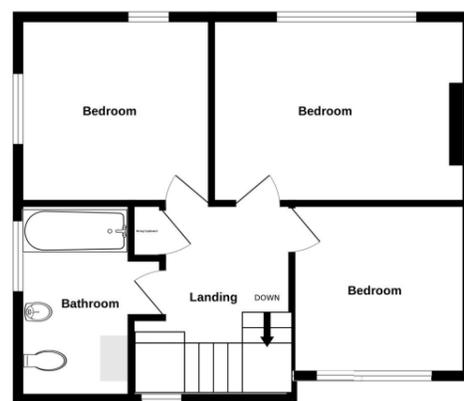
Wilkie May
& Tuckwood

Floor Plan

Ground Floor



1st Floor



TOTAL FLOOR AREA : 98.9 sq.m. (1065 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.
 Made with Metropix ©2023

Wilkie May
& Tuckwood

GROUND FLOOR: KITCHEN/BREAKFAST ROOM: 19'10" x 10'10" max (6.04m x 3.30m), LIVING ROOM: 19'1" x 14'6" max (5.81m x 4.41m max), UTILITY ROOM: 7'10" x 6'6" (2.38m x 1.98m)

FIRST FLOOR: BEDROOM ONE: 14'5" x 10'10" (4.39m x 3.30m), BEDROOM TWO: 10'10" x 10'7" (3.30m x 3.22m), BEDROOM THREE: 10'0" x 8'2" (3.04m x 2.48m),

BATHROOM: 9'7" x 6'4" (2.92m x 1.93m)

WM&T

Description

A well presented and extended three bedroom semi detached older style home set in generous size landscaped front and rear gardens in Comeytrove to the West of Taunton.

The property, which enjoys an enviable position overlooking a residents green, offers light and airy accommodation throughout that is served by uPVC double glazing and mains gas fired central heating.

Over recent years, the property has been enhanced with a single storey extension to the side in order to create a utility room off the hallway and a second extension in order to enlarge the kitchen.

- Semi Detached
- uPVC Double Glazing
- Gas Central Heating
- Sought After Location
- Front And Rear Gardens



Internally, the accommodation comprises: front door leading into lobby with utility room off. The utility room offers space for a washing machine, tumble dryer, sink with drainer and a wall mounted Alpha gas combination boiler. From the spacious hallway, there are doors to both the living room and kitchen/breakfast room. The kitchen is fitted with a matching range of wall and base units, roll edge work surfaces and upstands, space for stove and for a tall fridge/freezer. All double glazed windows give aspect to side and rear and there are also stable doors giving access to the garden. A Velux-style roof window makes for a light and airy space. A lounge/diner offers dual aspect as well as uPVC double glazed French doors to the garden and a wood burning stove.

A cloakroom completes the ground floor accommodation. To the first floor are three generous size bedrooms and a family bathroom that offers wc, wash hand basin, bath with tiled surround and shower over.

Externally, the property is set in generous size front and rear gardens. The front is laid mainly to lawn with fruit trees and flowering plants. The rear garden is in excess of 70ft, is fully enclosed and has been well cared for. An area of patio adjoins the rear of the house. There is an area of well kept lawn, trees, hedging and mature shrub borders, a second area of patio and a shed along with rear access.

WM&T



GENERAL REMARKS AND STIPULATION

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

Agents Note: We understand that there was a £25 voluntary contribution for the upkeep of the residents green in 2022-23.

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

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

Property Location: w3w.co/rooms.aims.rocky

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1,000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely available with Vodafone with limited data, limited voice & data available with EE, Three & O2. 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 April 2023. 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.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T