

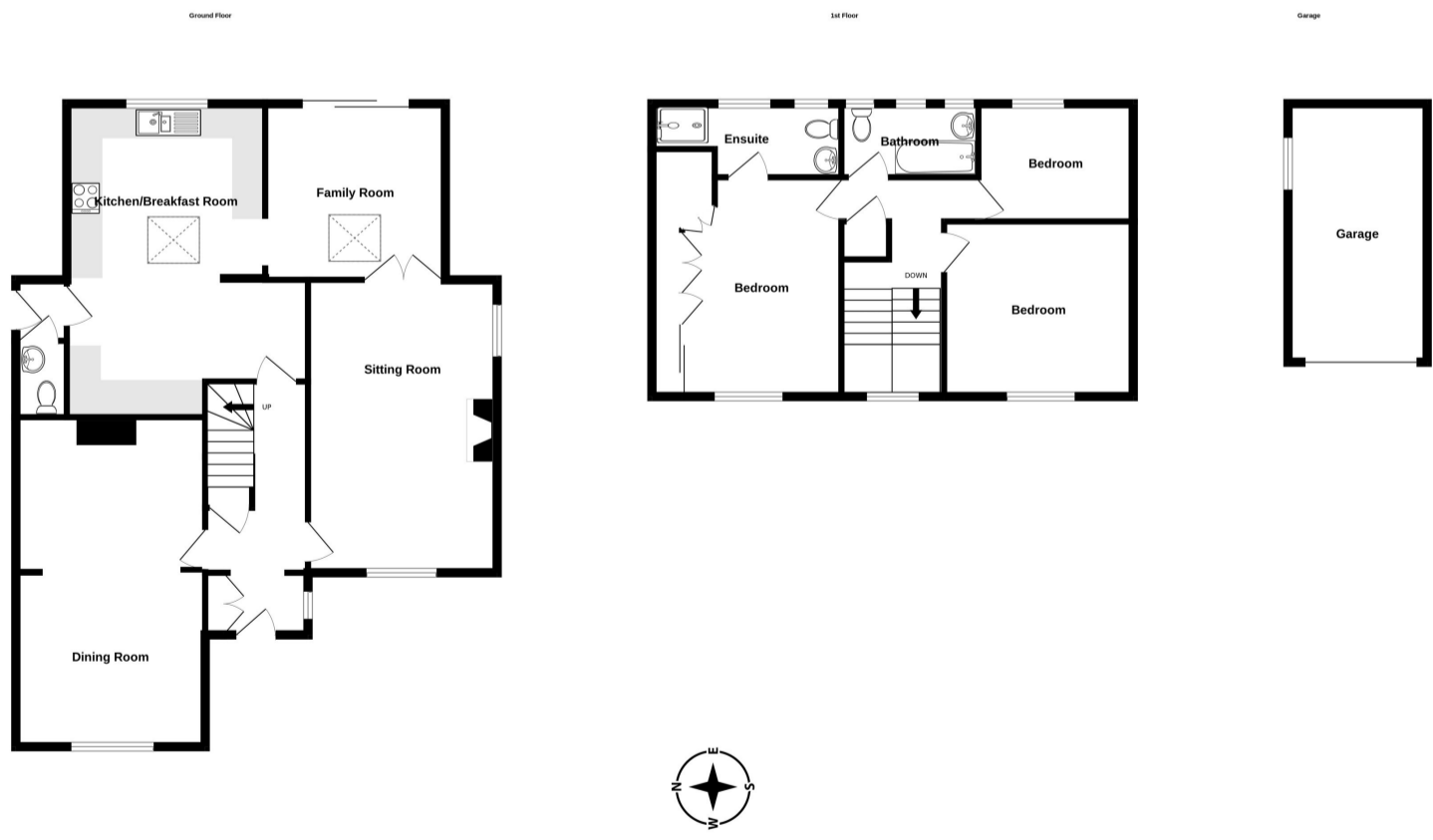


57 Shoreditch Road
 Taunton, TA1 3DF
 £500,000 Freehold

			
3	3	2	EPC

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: ENTRANCE HALLWAY, SITTING ROOM: 18'6" x 11'9" (5.63m x 3.58m), DINING ROOM: 20'2" x 11'9" max (3.14m x 3.58m max), KITCHEN: 20'5" x 12'6" max (6.22m x 3.81m max), CLOAKROOM: 4'4" x 2'8" (1.32m x 0.81m), FAMILY ROOM: 11'1" x 10'8" (3.37m x 3.25m)

FIRST FLOOR: LANDING, BEDROOM ONE: 13'3" x 9'7" (4.03m x 2.92m), EN-SUITE SHOWER ROOM: 11'7" x 4'9" max (3.53m x 1.44m max), BEDROOM TWO: 11'9" x 10'3" (3.58m x 3.12m), BEDROOM THREE: 9'7" x 7'9" (2.92m x 2.36m), BATHROOM: 8'8" x 4'6" (2.64m x 1.37m)



Description

A charming and well-maintained, three double bedroom family home located on the desirable Shoreditch Road in Taunton.

The property, which was built in the 1930's, offers spacious accommodation which is arranged over two floors, a good size rear garden, solar panels for energy efficiency, and exciting potential with planning permission for a two-storey extension.

With the added convenience of a single garage and lots of off-road parking, this property is a perfect choice for growing families or those looking to expand their living space.

- Detached Family Home
- Three Double Bedrooms
- Good Size Rear Garden
- Ample Off-Road Parking
- Single Garage
- Gas Central Heating & Double Glazed
- Solar Panels
- Planning Permission For 2 Storey Extension



The accommodation comprises in brief; a welcoming entrance hallway leading to various ground floor rooms, a spacious sitting room with plenty of natural light and a wood burning stove. The dining room is a good size and is perfect for family meals or entertaining guests. The modern kitchen offers a selection of matching wall and base storage units with work surfaces over, a stainless-steel sink with hot and cold mixer tap, eye-level electric oven with integrated hob and extractor fan above. Off the kitchen there is a useful ground cloakroom. The ground floor accommodation is completed with a light and airy family room/sun room with a Velux window and double-glazed doors providing access into the rear garden.

On the first floor there are three good size, double bedrooms centred around a central staircase and landing. The master bedroom has built in wardrobes and an en-suite shower room off. The family bathroom comprises low level wc, wash hand basin and a panelled bath with an electric shower over. Externally, the good size rear garden is a particular highlight of this property. It is private and is not overlooked. The garden is enclosed with fencing on all sides and is laid predominantly to lawn with a large area of patio. There are a selection of mature flower and shrub borders, an outside tap and outside light. Alongside the house is a single detached garage. To the front of the property there is a large driveway providing off road parking for several vehicles ensuring convenience for residents and visitors alike.



GENERAL REMARKS AND STIPULATIONS:

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/value.status.decent

Council Tax Band: F

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

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



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