



198 Staplegrove Road

Taunton, TA2 6AH

£435,000 Freehold



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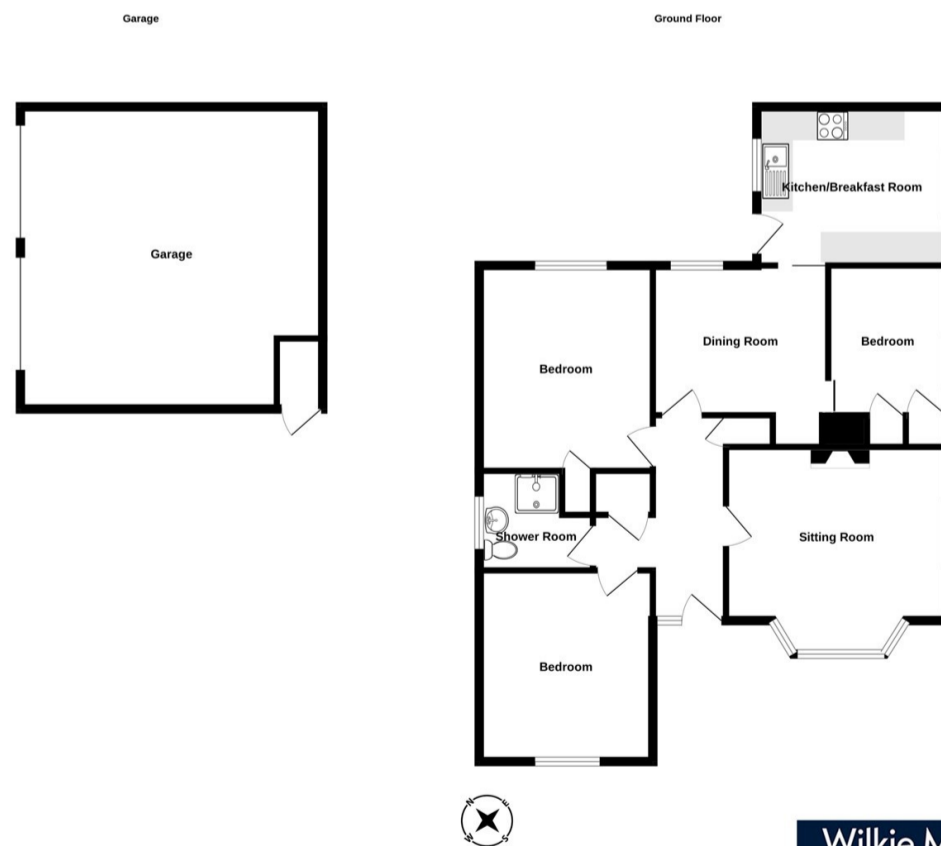
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Wilkie May
& Tuckwood

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: SITTING ROOM: 13'8" x 13'5" (4.16m x 4.08m), DINING ROOM: 11'6" x 9'3" (3.50m x 2.81m), KITCHEN: 12'0" x 10'2" (3.65m x 3.09m), BEDROOM ONE: 12'9" x 10'9" (3.88m x 3.27m), BEDROOM TWO: 11'9" x 10'9" (3.58m x 3.27m), BEDROOM THREE: 9'7" x 7'2" (2.92m x 2.18m), SHOWER ROOM: 7'9" x 6'2" max (2.36m x 1.87m max)

EXTERNAL: DOUBLE GARAGE: 18'9" x 18'0" (5.71m x 5.48m)

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Description

Offered to the market with vacant possession and no onward chain is this spacious three-bedroom detached bungalow occupying a large plot.

This well-presented property boasts numerous features, including a beautifully kept garden, a spacious double garage, an efficient gas fired central heating system and modern uPVC double glazed windows.

Situated just off Staplegrove Road, this property is located just a short distance from Taunton town centre, close to Taunton Railway Station and within easy reach of local amenities and reputable schools.

- Three Bedrooms
- Detached
- Large Garden
- Double Garage & Off-Road Parking
- Gas Central Heating
- uPVC Double Glazed
- Vacant Possession & No Onward Chain



The accommodation comprises in brief, entrance hallway with doors leading into all principal rooms, living room with large uPVC double glazed window providing aspect to the front and a gas fire with surround. The dining room has a uPVC double glazed window providing aspect to the rear and a door leading into the kitchen and bedroom three. Bedroom one and bedroom two are both double bedrooms. Bedroom three is a single room with an integrated wardrobe. The kitchen offers a selection of wall mounted and base storage units, integrated eye-level electric oven with four ring integrated electric hobs and extractor fan above, space for an integrated microwave, space for a fridge/freezer, space and plumbing for a washing machine and a stainless-steel sink with hot and cold mixer tap.

The accommodation is completed with a shower room comprising low level wc, wash hand basin and a shower cubicle. Externally, the property enjoys a beautifully landscaped garden which wraps around the entire bungalow. The garden is laid to lawn and patio with a selection of colourful flower and shrub borders plus apple trees, an outside light and an outside double electric socket. The double garage has two roller doors, power, lighting and a water supply. In front of the garage there is a large driveway providing off road parking for several vehicles.

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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/maple.stars.mess

Council Tax Band: E

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 August 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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