



**52 Lisieux Way**  
 Taunton, TA1 2JZ  
 £235,000 Freehold

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**Wilkie May  
 & Tuckwood**

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Miroplan 12/22

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**GROUND FLOOR:** ENTRANCE PORCH, SITTING/DINING ROOM: 25'9" x 17'4" max (7.84m x 5.28m max), KITCHEN: 8'2" x 10'2" (2.48m x 3.09m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 13'9" x 9'11" (4.19m x 3.02m), BEDROOM TWO: 11'9" x 8'4" (3.58m x 2.54m), BEDROOM THREE: 8'5" x 6'7" (2.56m x 2.00m),

**BATHROOM:** 5'1" x 5'5" (1.54m x 1.65m)

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# Description

This spacious and well presented three bedroom family home located on the edge of the popular Blackbrook area of Taunton and ideally situated with access to amenities.

The accommodation, which is arranged over two floors is benefitted by uPVC double glazing and mains gas fired central heating and further enhanced by a generous size, well kept garden.

- Three Bedrooms
- Close To Amenities
- Gas Fired Central Heating
- uPVC Double Glazing
- Popular Residential Location
- Parking Space



In brief, the accommodation comprises; front door leading into entrance porch with doorway through to a generous size open plan sitting/dining room with staircase rising to first floor, good size storage cupboard and French doors leading out to the garden. From the dining area, a doorway leads through to a fitted kitchen comprising of a range of wall and base units, roll edge work surfaces and splashbacks with space for cooker, fridge/freezer and washing machine. From the living area, a staircase rises to the first floor landing with doors to all bedrooms and bathroom as well as a separate wc.

The bathroom comprises of bath with tiled surround and shower over with separate wc. Externally, the rear garden is fully enclosed and offers a good degree of privacy. Adjoining the rear of the property is an area of low maintenance decorative chippings interspersed with a circular patio. There is a path leading to the back of the garden with the remainder of the garden laid to lawn. There is also a parking space at the rear of the property.

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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/clash.reader.permit](http://w3w.co/clash.reader.permit)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice & data likely with Vodafone, voice only with O2. 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 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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