

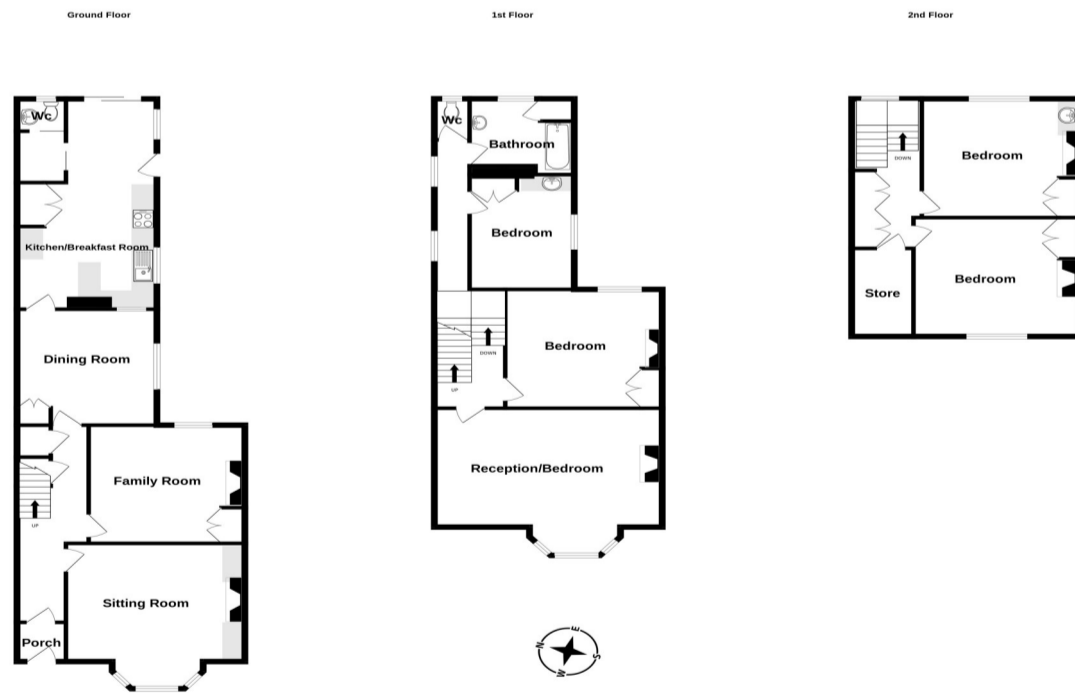


9 The Avenue
 Taunton, TA1 1EA
 £625,000 Freehold

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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, omissions or mis-statements. 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: 15'8" x 15'4" max (4.77m x 4.67m max), FAMILY ROOM: 13'2" x 12'8" (4.01m x 3.86m), DINING ROOM: 12'6" x 12'2" (3.81m x 3.70m), KITCHEN: 22'8" x 11'9" max (6.90m x 3.58m max), UTILITY: 5'6" x 4'4" (1.67m x 1.32m), WC: 4'3" x 3'5" (1.29m x 1.04m)

FIRST FLOOR: LANDING, BEDROOM ONE: 19'9" x 16'2" max (6.01m x 4.92m max), BEDROOM TWO: 13'3" x 12'8" max (4.03m x 3.86m max), BEDROOM THREE: 12'9" x 8'6" (3.88m x 2.59m), BATHROOM: 8'6" x 7'9" max (2.59m x 2.36m max), WC: 4'3" x 3'2" (1.29m x 0.96m)

SECOND FLOOR: LANDING, BEDROOM FOUR: 14'3" x 12'9" max (4.34m x 3.88m), BEDROOM FIVE: 13'3" x 13'2" max (4.03m x 4.01m max), WALK-IN STORAGE: 9'4" x 5'5" (2.84m x 1.65m)

EXTERNAL: WORKSHOP/STORE: 14'4" x 6'5" (4.36m x 1.95m)



Description

Set in one of Taunton's most prestigious and sought after locations, this five-bedroom period home is offered to the market with vacant possession and no onward chain.

The property, which is in need of modernisation throughout, offers spacious accommodation which is arranged over three floors, is warmed via a mains gas fired central heating system and has uPVC double glazed sash windows throughout.

Externally, there is a good size and well stocked, walled rear garden with a useful pedestrian rear access. Viewing is essential to truly appreciate all that this fantastic family home has to offer.

- Five Bedroom Period Home
- Highly Desirable Location
- Large Rear Garden
- uPVC Double Glazed Sash Windows
- Mains Gas Fired Central Heating
- Modernisation Required
- Vacant Possession & No Onward Chain



The front door leads into an entrance hallway with a staircase leading to the first floor. The sitting room has an open fire and a bay window with sash uPVC double glazed units with an aspect to the front. The family room/study has a window with aspect to the rear, a fireplace and a built-in storage cupboard. The dining room has a uPVC sash window with aspect to the side and a built-in storage cupboard. The large kitchen/breakfast room is fitted with hardwood worksurfaces and a selection of wall and base storage units. There is a stainless steel 1 & 1/2 bowl sink with hot and cold mixer tap, integrated electric hob and oven plus space/plumbing for a dishwasher. Off the kitchen there is a utility room with space/plumbing for a washing machine and ground floor cloakroom comprising low level wc and wash hand basin.

On the first floor, there are three good size double bedrooms. The master bedroom in particular is an impressive room with high ceilings, two double glazed windows providing an aspect to the front and an open fireplace. Also, on the first floor there is a family bathroom comprising panelled bath with shower and a wash hand basin as well as a separate WC. The accommodation is completed with two further double bedrooms, both found on the second floor. Externally, the property enjoys a good size, walled garden which is well stocked with a variety of flower/shrub borders plus a selection of mature fruit trees. The garden is laid predominantly to lawn with an area of patio and has a pathway leading to a large workshop/store at the foot of the garden. Additionally, there is also a useful pedestrian rear access. The property is offered to the market with vacant possession and no onward chain.



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/design.above.going

Council Tax Band: F

Agents Note: This property is located within a conservation area.

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 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.