



2 Belgrave Place
 Taunton, TA2 7BP
 £155,000 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, 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: 11'8" x 10'1" (3.55m x 3.07m), DINING ROOM: 12'9" x 10'8" (3.88m x 3.25m), KITCHEN: 9'1" x 7'0" (2.76m x 2.13m),

LEAN-TO UTILITY: 7'3" x 6'3" (2.20m x 1.90m), OUTSIDE WC

FIRST FLOOR: LANDING, BEDROOM ONE: 12'5" x 11'9" max (3.78m x 3.58m max), BEDROOM THREE: 12'8" x 7'1" (3.86m x 2.15m), BATHROOM: 9'2" x 7'1" (2.79m x 2.15m)

SECOND FLOOR: BEDROOM TWO: 12'5" x 12'2" (3.78m x 3.70m)



Description

Situated within walking distance of Taunton train station and within easy reach of the town centre, is this three bedroom Victorian home which is in need of complete refurbishment and modernisation throughout.

The property is offered to the market with vacant possession and no onward chain and offers accommodation which is arranged over three floors.

Externally, there is a South facing rear garden with a useful pedestrian rear access.

- Three Bedrooms
- Complete Refurbishment Required
- Close To Taunton Train Station
- South Facing Rear Garden
- Vacant Possession
- No Onward Chain



The accommodation, which is arranged over three floors, comprises in brief; entrance hallway with stairs rising to the first floor and doors leading into the sitting room and dining room. The sitting room has a fireplace and window providing aspect to the front. The dining room has a gas fire with a back boiler behind and a useful under stairs storage cupboard. The kitchen has a stainless steel sink, space for a fridge/freezer and space for a gas cooker. On the first floor there are two bedrooms, both with integrated wardrobes.

There is also a family bathroom comprising panelled bath with electric shower over, low level wc and a wash hand basin. The accommodation is completed with a second-floor, double bedroom with integrated storage cupboards. Externally, the rear garden is South facing and has a selection of raised flower beds as well as a workshop/shed. Additionally, there is a useful pedestrian side access and an outside WC.

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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/firmly.still.agree

Council Tax Band: B

Agents Note: With the current EPC rating, this property cannot be let.

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 December 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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