

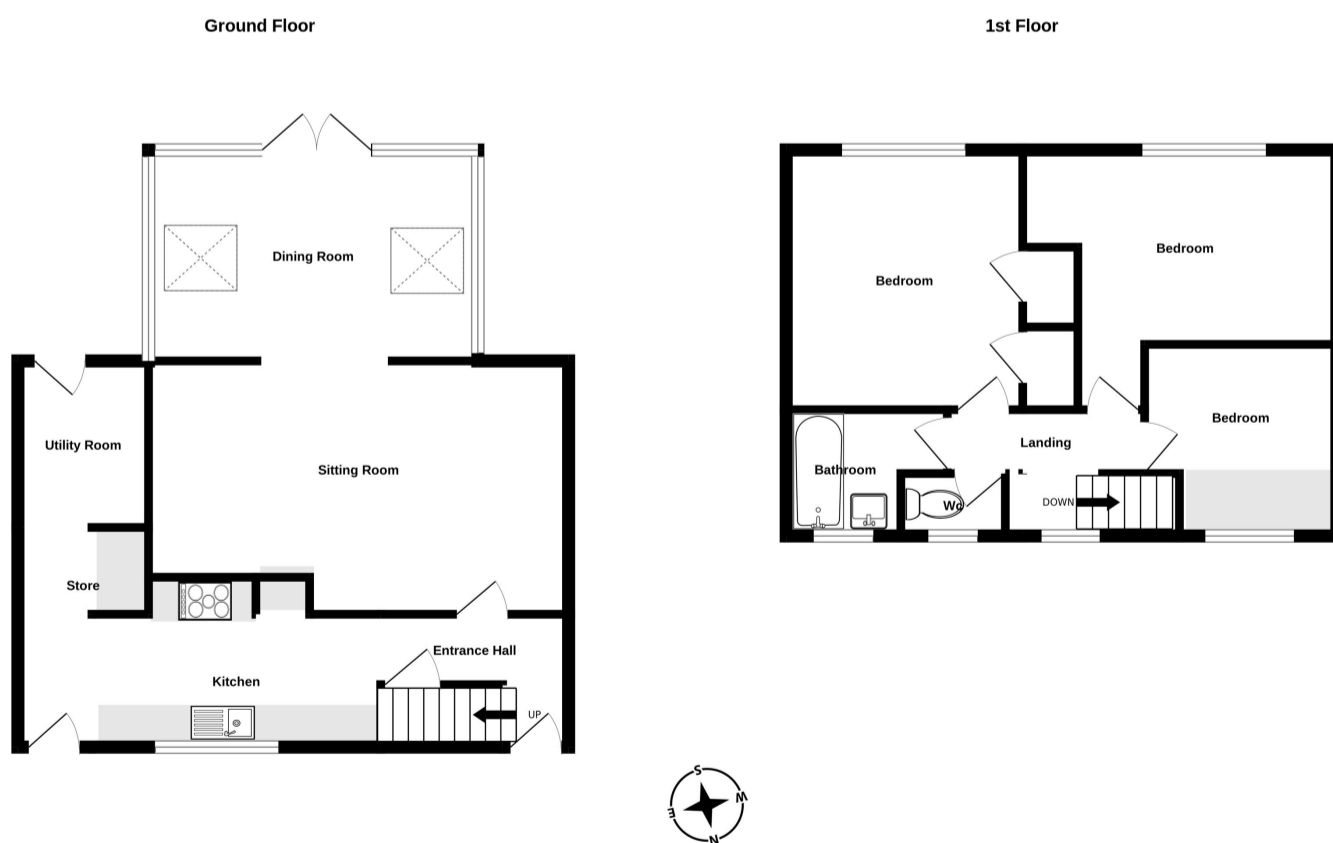


4 St Albans Place
 Taunton, TA2 7BQ
 £235,000 Freehold

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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 HALL, SITTING ROOM: 18'11" x 11'5" (5.76m x 3.47m), DINING ROOM: 10'6" x 14'10" (3.20m x 4.52m), KITCHEN: 16'0" x 7'4" (4.87m x 2.23m), UTILITY ROOM: 5'11" x 7'5" (1.80m x 2.26m)

FIRST FLOOR: LANDING, BEDROOM ONE: 10'10" x 11'5" (3.30m x 3.47m), BEDROOM TWO: 14'2" x 8'11" (4.31m x 2.71m), BEDROOM THREE: 8'8" x 8'8" max (2.64m x 2.64m max), BATHROOM: 5'10" x 7'2" (1.77m x 2.18m), WC

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Description

Situated to the North of Taunton is this three bedroom extended terrace home.

The property, which offers accommodation arranged over two floors served by uPVC double glazing and mains gas fired central heating, has been further enhanced by the addition of a single storey extension off the sitting room to create a dining space. The property is also set on a good size plot with fully enclosed gardens.

Over recent years, the current vendors have added solar panels to the roof which are fully owned.

- Terrace
- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking



Internally, a front door leads into entrance hall with a staircase rising to the first floor and doorway to sitting room. The sitting room is of generous proportions and has an opening through to an extended dining room. The dining area offers a light and airy space with dual aspect and vaulted ceiling with two velux roof windows and French doors to the garden. The kitchen is fitted with a matching range of wall and base units, roll edge work surfaces and tiled splashbacks with space for a tall fridge/freezer, space and plumbing for washing machine and dishwasher, and space for a range oven. There is also a wall mounted gas boiler and access through to a useful utility space which then offers access to the rear.

To the first floor, there are three bedrooms and a family bathroom comprising of wash hand basin, bath with tiled surround and electric shower over. There is a separate wc. Externally, there is a good size, fully enclosed rear garden. An area of patio is found at the rear of the garden and has a pathway leading down to it. There is an area of lawn with mature shrubs and borders. To the front, there is a concrete hardstanding and an area of low maintenance decorative chippings offering off-road parking for two family 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/curvy.lunch.vines

Council Tax Band: B

Broadband: Up to 1,000MB Ultrafast download speed. **Mobile Availability:** Voice & Data with EE, 3, O2, Vodafone.

Flood Risk: River and Sea Risk—very low risk. Surface Water Risk—low risk. **Accessibility:** One step to front door, on step from French doors and back door to rear garden.

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 January 2024. 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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