

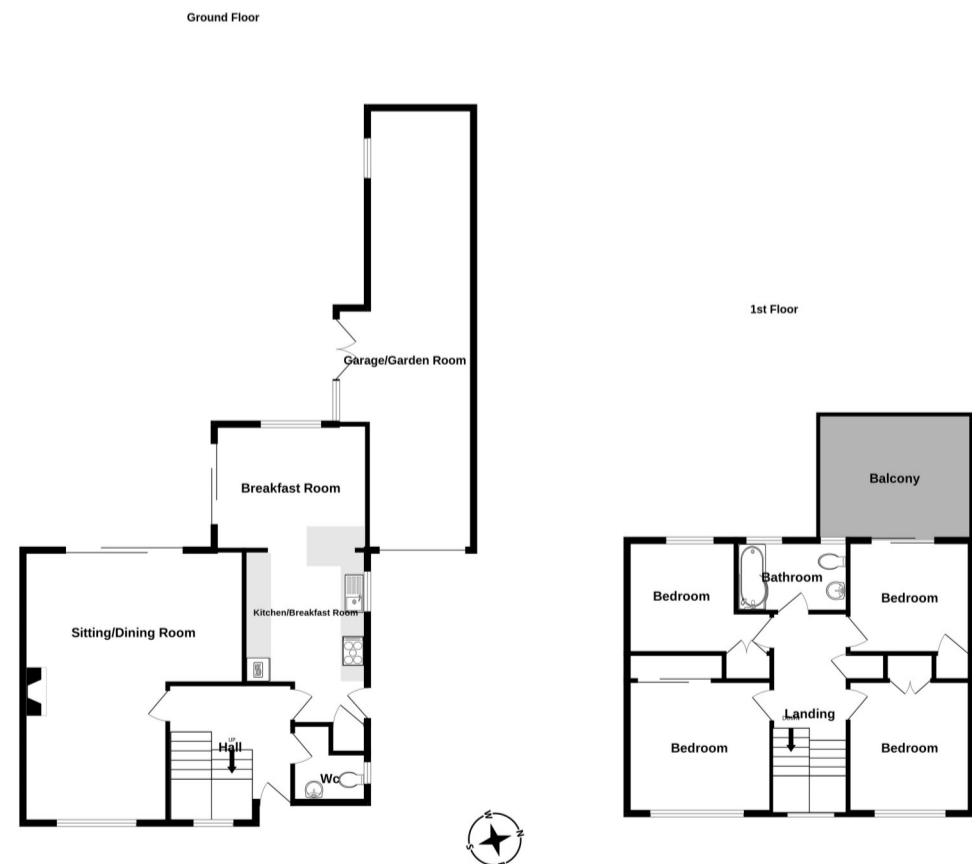


16 Princess Road
 Taunton, TA1 4SY
 £485,000 Freehold

			
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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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 & Tuckwood**

GROUND FLOOR: ENTRANCE HALL, SITTING/DINING ROOM: 18'5" x 21'10" max (5.61m x 6.65m max), KITCHEN: 14'6" x 9'8" (4.41m x 2.94m),

FAMILY ROOM: 12'7" x 10'4" (3.83m x 3.14m)

FIRST FLOOR: LANDING, BEDROOM ONE: 9'9" x 10'11" (2.97m x 3.32m), BEDROOM TWO: 10'10" x 11'10" (3.30m x 3.60m), BEDROOM THREE: 9'9" x 9'1" (2.97m x 2.76m),

BEDROOM FOUR: 9'2" x 9'1" (2.79m x 2.76m), BATHROOM: 8'9" x 5'1" (2.66m x 1.54m)

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Description

Situated in the popular residential location of Hovelands within easy reach of renowned primary and secondary schools, as well as Musgrove Park Hospital, is this well presented and upgraded four bedroom 1970s style detached family home.

The property, which offers spacious accommodation arranged over two floors, is benefitted by uPVC double glazing and mains gas fired central heating.

The property has been further enhanced by a single storey extension off the kitchen to create a useful family room and over recent years has benefitted from the installation of a multi-fuel burning stove in the sitting room, as well as a completely refitted bathroom.

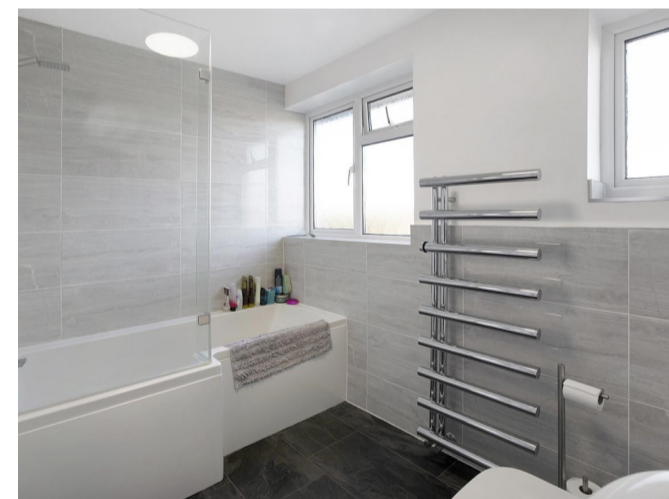
- Detached
- Four Bedrooms
- uPVC Double Glazing
- Sought After Residential Location
- Gas Fired Central Heating
- Tandem Length Double Garage And Off-Road Parking



In brief, a front door leads into entrance hall with stairs rising to the first floor and doors leading to the sitting room, kitchen and cloakroom. A sitting/dining room is a generous size L-shaped room offering dual aspect, ensuring a light and airy space. There are sliding patio doors to the garden and a multi-fuel burning stove. The kitchen has been refurbished and offers a matching range of wall and base units, roll edge work surfaces and newly tiled splashbacks. There is an integrated stainless steel double oven, microwave and fridge/freezer, a five ring gas hob, space and plumbing for a washing machine or dishwasher with a window and door to the side and a cupboard housing a wall mounted gas boiler (installed in 2021). An archway leads through to a useful family space with access via sliding patio doors to the garden. a cloakroom completes the ground floor accommodation.

From the hallway, a staircase leads to a first floor landing with doors to all four bedrooms. Bedroom Three offers sliding patio doors leading out onto a roof terrace. A family bathroom has been completely refitted with a three piece white suite of wc, wash hand basin set in a vanity unit, shaped bath with tiled surround and thermostatic shower over. Externally, the property is set in front and rear gardens and benefits from a tandem length double garage with electric, power and lighting. There is off-road parking for two family vehicles to the front and a brick pavior driveway. The rear garden is fully enclosed with an area of patio adjoining the rear of the house. The main garden is laid to lawn with borders and access to the garage.

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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/sounds.taking.shop

Council Tax Band: E

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

Mobile Phone Coverage: Indoor—voice likely available with O2 & Vodafone with limited data; limited voice & data available with EE & Three. Outdoor—voice & data likely available 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

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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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