



9 Wyndham Road

Taunton, TA2 6DX

£645,000 Freehold



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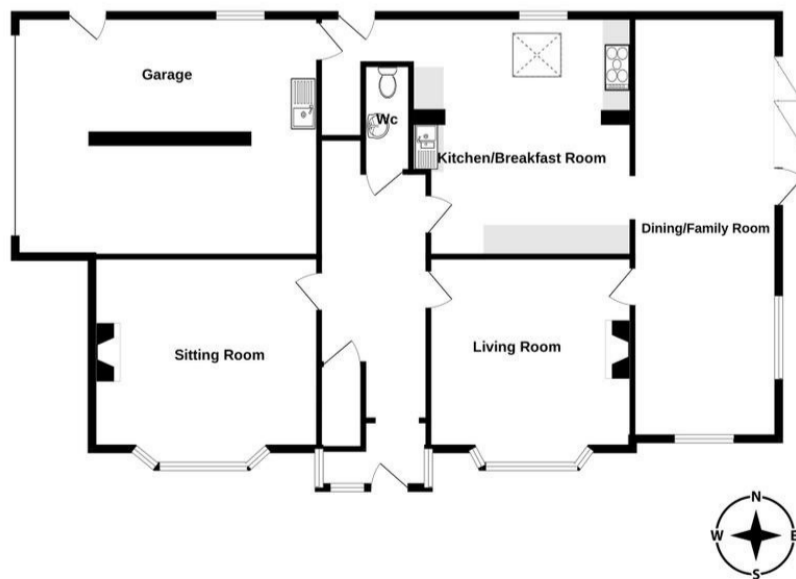
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EPC

Wilkie May
& Tuckwood

Floor Plan

Ground Floor
137.3 sq.m. (1477 sq.ft.) approx.



1st Floor
76.3 sq.m. (821 sq.ft.) approx.



TOTAL FLOOR AREA : 213.5 sq.m. (2299 sq.ft.) approx.

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: SITTING ROOM: 14'11" x 15'5" (4.54m x 4.69m), DINING ROOM: 14'11" x 13'11" (4.54m x 4.24m), KITCHEN/BREAKFAST ROOM: 16'5" x 13'8" (5.00m x 4.16m),

FAMILY ROOM: 28'10" x 10'7" (8.78m x 3.22m)

FIRST FLOOR: BEDROOM ONE: 12'1" x 13'3" (3.68m x 4.03m), EN-SUITE SHOWER ROOM: 8'10" x 6'2" (2.69m x 1.87m), BEDROOM TWO: 14'11" x 13'10" (4.54m x 4.21m),

BEDROOM THREE: 8'11" x 13'10" (2.71m x 4.21m), BEDROOM FOUR: 7'3" x 9'11" (2.20m x 3.02m), BATHROOM: 5'5" x 7'4" (1.65m x 2.23m)

Description

Occupying a peaceful cul-de-sac position is this beautifully presented and considerably extended late 1930s family home.

The property, which is set on a beautifully landscaped plot, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by a useful double garage/storage. Over recent years the property has been significantly extended to the ground floor with the creation of a large family room along with additional kitchen and garage space.

- Detached
- Four Bedrooms
- Landscaped Garden
- Sought After Location
- Cul De Sac Position



Internally, a front door leads into wide entrance hall with doors to all principle rooms except the family room. There is a generous size sitting room, a separate dining room with wood burning stove and bay window as well as access through to an extended family room. The family room has dual aspect windows and bi-fold doors leading into the garden, creating a light and airy entertaining space. A kitchen/breakfast room is fitted with a range of handmade bespoke wall and base units, granite work surfaces, tiled splashbacks and upstands. There is space for a range oven, space for a tall fridge/freezer and access via a rear hall to a useful larder and further access through to the integral double garage. The garage offers electric, power and light and a wall mounted gas combination boiler as well as a useful utility space. To the first floor is a impressive landing with double glazed feature stained glass window and four generous size bedrooms. Bedrooms One, Two and Four all have fitted wardrobes. Bedroom One benefits from an en-suite that comprises of wc, wash hand basin, walk-in shower with tiled surround and chrome towel rail. A family bathroom completes the accommodation and comprises of wc, wash hand basin and a bath with tiled surround and shower over.

Externally, as previously mentioned, the property is set on a beautifully kept and landscaped garden. The main part of the garden is set to the right-hand side of the house and offers a large area of patio which adjoins the side of the property. A retaining brick wall and steps leading up to an area of level lawn and mature shrub borders. The garden is enclosed via a combination of fence and mature hedging. There is a second area of garden to the left of the property, which incorporates a vegetable patch in raised sleeper beds. A brick pavior driveway leads to the garage and offers off-road parking for two family vehicles. This superb family home is ideally situated within easy reach of Taunton railway station and the town centre, as well as being just a few minutes from open fields and a short distance from the Quantock Hills. And must be viewed internally to fully appreciate.

WM&T



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/bottom.shine.gangs

Broadband: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Voice & Data available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—Very Low Risk. Surface Water—Very Low Risk.

Council Tax Band: F

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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