

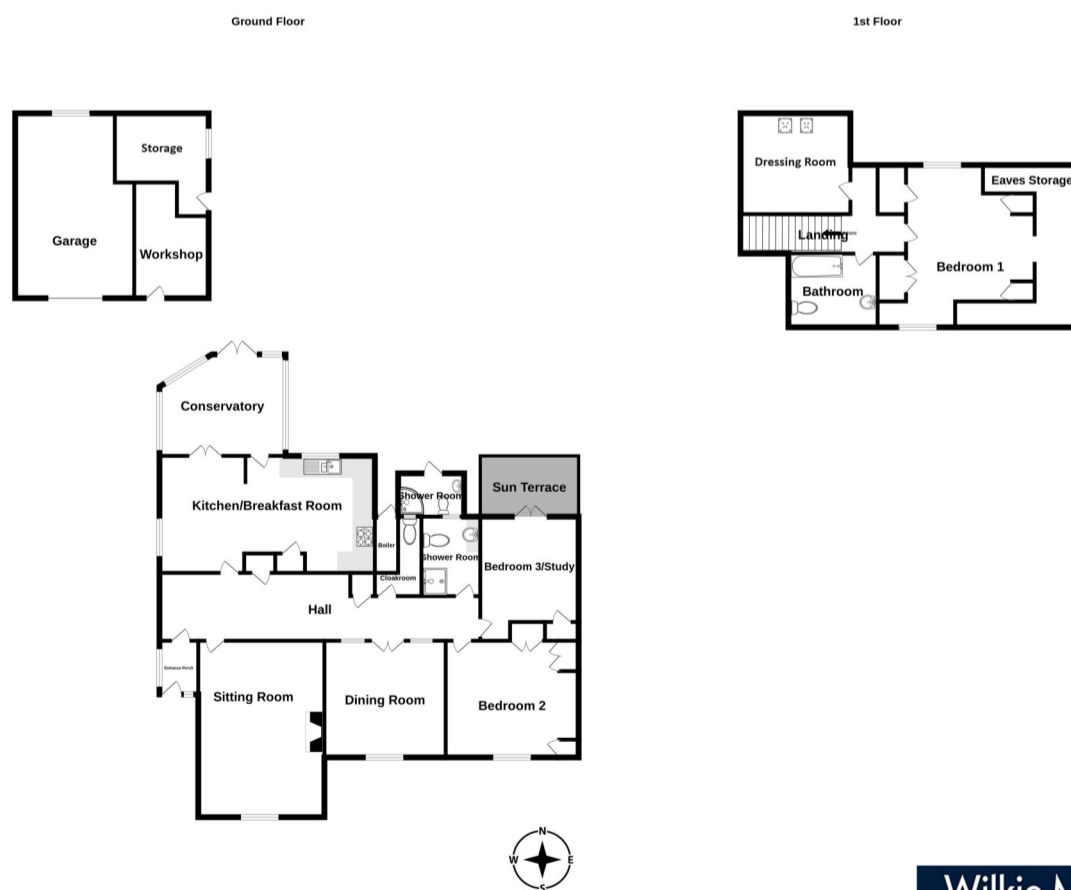


**12 Belmont Drive**  
 Taunton, TA1 4QB  
 £595,000 Freehold

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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 ROOM: 12'10" x 17'9" (3.91m x 5.41m), KITCHEN/BREAKFAST ROOM: 21'8" x 12'0" (6.60m x 3.65m),

CONSERVATORY: 12'6" x 10'2" (3.81m x 3.09m), DINING ROOM: 12'0" x 12'5" (3.65m x 3.78m), BEDROOM: 13'4" x 11'9" (4.06m x 3.58m), STUDY/BEDROOM: 9'8" x 9'11" (2.94m x 3.02m), SHOWER ROOM: 6'9" x 8'1" (2.05m x 2.46m)

**FIRST FLOOR:** LANDING, BEDROOM: 15'8" x 11'2" (4.77m x 3.40m), DRESSING ROOM: 9'2" x 10'7" (2.79m x 3.22m), BATHROOM: 8'1" x 5'5" (2.46m x 1.65m)

**WM&T**

# Description

Set in one of Taunton's most prestigious locations and offering fine views to the rear over Taunton and towards the Quantock Hills, is this well presented 1960s style detached family home.

The property, which offers spacious and versatile accommodation arranged over two floors, is benefitted by uPVC double glazing and mains gas fired central heating with a new boiler installed recently and is further enhanced by a good size garage with workshop alongside and a large garden, as well as off-road parking for several family vehicles.

- Detached
- uPVC Double Glazing
- Gas Fired Central Heating
- Sought After Location
- Garage
- Off-Road Parking For Several Vehicles
- Large Garden



Internally, a front door leads into wide entrance hall with doors to all principal ground floor receptions and bedrooms as well as a staircase rising to the first floor. To the front of the property is a good size sitting room with dual aspect windows. A kitchen/breakfast room is found to the rear and is fitted with a matching range of wall and base units, granite work surfaces and tiled splashbacks with integrated stainless steel oven, microwave, warming drawer, induction hob, washing machine, dishwasher, and a tall fridge/freezer as well as a separate dining area. There is access through to a double glazed conservatory, which in turn offers access to the garden. There is a further separate dining room and study/bedroom with French doors to the outside, as well as a ground floor bedroom with built-in wardrobes. A refitted ground floor shower room comprising of wc, wash hand basin, walk-in shower with glass screen and separate cloakroom completes the ground floor accommodation.

From the hallway, a staircase leads to the first floor landing with access to the main bedroom with dual aspect windows and fitted wardrobes. There is a useful dressing room and bathroom on this floor. Externally, the property is set in well maintained front and rear gardens. The front is approached via a wide tarmac drive and has an area of well kept lawn. There are double five bar gates leading to a good size garage with an electric roller door, power and light. The garage has a hobbies room/workshop alongside. The rear garden is of generous proportions and towards the house end has an area of raised timber decking with balustrading. The main garden is laid majority to lawn with shrubs and tree borders. There is a further summer house and timber workshop at the rear of the garden.



## 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/wisdom.blur.stacks](http://w3w.co/wisdom.blur.stacks)

**Council Tax Band:** F

**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. 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

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 April 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.



Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

