

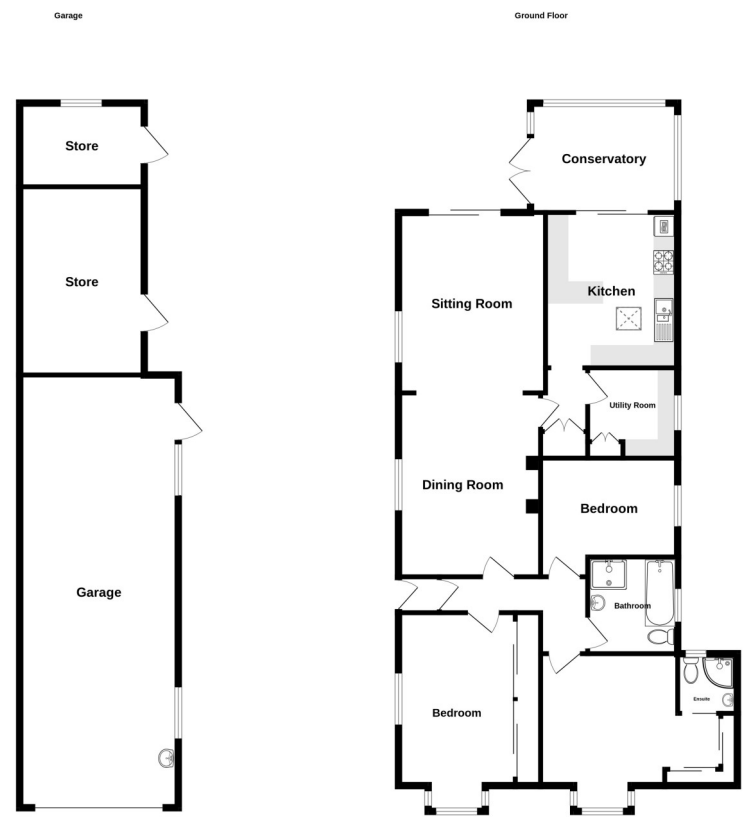


**22 Iminster Road**  
 Taunton, TA1 2DR  
 £485,000 Freehold

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**Wilkie May & Tuckwood**

## Floor Plan



**Wilkie May & Tuckwood**

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. Made with MyHome 02/24

**GROUND FLOOR:** ENTRANCE HALLWAY, DINING ROOM: 14'8" x 11'4" (4.47m x 3.45m), SITTING ROOM: 14'5" x 11'8" (4.39m x 3.55m), UTILITY ROOM: 7'1" x 5'9" (2.15m x 1.75m), KITCHEN: 12'5" x 10'6" (3.78m x 3.20m), CONSERVATORY: 11'8" x 8'8" (3.55m x 2.64m), BEDROOM ONE: 14'4" x 13'6" max (4.36m x 4.11m max), EN-SUITE SHOWER ROOM: 4'8" x 4'7" (1.42m x 1.39m), BEDROOM TWO: 13'8" x 9'4" (4.16m x 2.84m), BEDROOM THREE: 10'8" x 8'4" (3.25m x 2.54m), BATHROOM: 7'7" x 7'1" (2.31m x 2.15m)

**EXTERNAL:** DOUBLE GARAGE: 35'4" x 12'6" (10.76m x 3.81m)

**WM&T**



## Description

Originally built in the 1930's, this three bedroom detached bungalow has been significantly extended over the years to create a fantastic size home.

The accommodation is beautifully presented throughout, is warmed via mains gas fired central heating system and is double glazed throughout.

Externally, there is a very good size rear garden, a double garage and a gated driveway providing off-road parking for several cars.

- Three Bedrooms
- Detached Bungalow
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Good Size Rear Garden
- Ample Off-Road Parking
- Double Garage



The accommodation comprises in brief; front door leading into an entrance hallway, dining room with double glazed window providing aspect to the side, sitting room with patio door providing access into the rear garden, kitchen offering a selection of matching wall and base storage units, roll edge work surfaces, integrated four ring gas hob integrated eye-level double oven, integrated dishwasher and an integrated fridge/freezer. There is a useful utility room with space and plumbing for a washing machine and space for an under counter tumble drier. There are three good size bedrooms, bedroom one and two with built in wardrobes. Off the main bedroom there is an en-suite shower room.

The family bathroom comprises low level wc, wash hand basin, panelled bath and separate shower cubicle. There is also a very good size loft storage space with good head room to stand up which, subject to the necessary permissions and regulations, could easily become part of the living accommodation. Externally the rear garden is a good size and is laid predominantly to lawn and patio. There is an outside tap, outside light, timber shed and two brick built workshops/sheds. Additionally the property has a large double garage with power, lighting and an electric up-and-over door. There is a gated driveway with turning circle providing off-road parking for several cars.

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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/rocked.stand.structure](http://w3w.co/rocked.stand.structure)

**Council Tax Band:** E

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

**Mobile Phone Coverage:** Indoor—voice & data likely available with EE, Three, O2 & Vodafone. Outdoor—voice, data & enhanced data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Surface water—very low. Rivers & sea—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.



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