



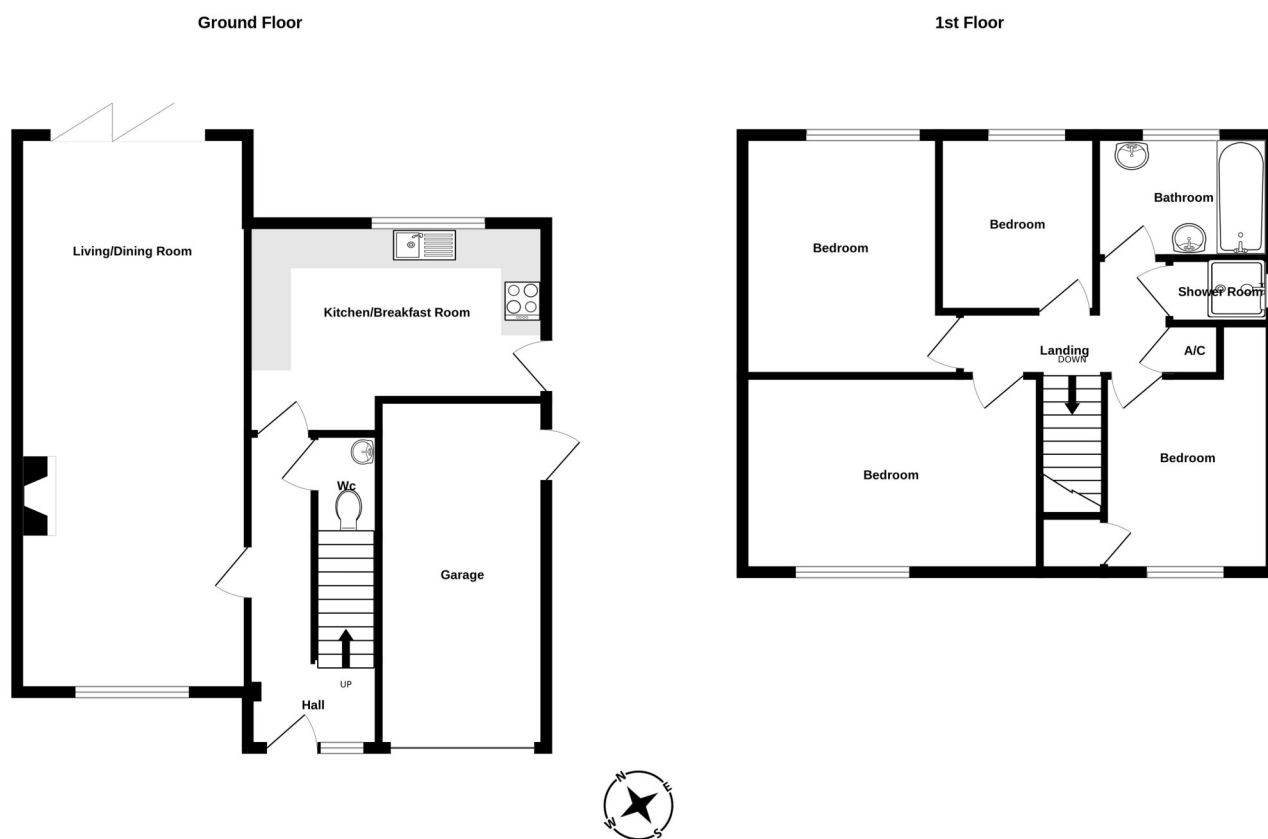
4 Saffron Close

Taunton, TA1 3XW
£375,000 Freehold



**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 HALLWAY, LIVING/DINING ROOM: 27'6" x 11'5" (8.38m x 3.47m), CLOAKROOM: 5'1" x 2'5" (1.54m x 0.73m), KITCHEN: 14'8" x 10'2" (4.47m x 3.09m)

FIRST FLOOR: LANDING, BEDROOM ONE: 14'3" x 9'7" (4.34m x 2.92m), BEDROOM TWO: 12'1" x 11'1" (3.68m x 3.37m), BEDROOM THREE: 9'6" x 8'4" (2.89m x 2.54m),

BEDROOM FOUR: 8'8" x 7'9" (2.64m x 2.36m), BATHROOM: 8'5" x 6'1" (2.56m x 1.85m), SHOWER ROOM: 4'9" x 3'1" (1.44m x 0.93m)

EXTERNAL: SINGLE GARAGE: 17'4" x 8'4" (5.28m x 2.54m)

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Description

Offered to the market in excellent decorative order throughout is this spacious, four bedroom family home which is situated in a tucked away position in this popular residential development.

The property offers accommodation arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system.

Externally, there is beautifully kept and good size rear garden, a single garage and off-road parking for three cars.

- Four Bedrooms
- Detached House
- Popular Residential Location
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Beautifully Maintained Rear Garden
- Single Garage & Off-Road Parking



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with stairs rising to the first floor, useful understairs storage cupboard and door leading into a ground floor cloakroom with low level wc and wash hand basin. The living/dining room has been extended to the rear to create a light and airy space with bi-fold doors leading out into the rear garden. The kitchen is found to the rear of the property and offers a selection of matching wall and base storage units with roll edge work surfaces and tiled splashbacks above. There is space and plumbing for a gas range with extractor fan above, space/plumbing for a dishwasher and washing machine and space for a fridge/freezer.

On the first floor there are four good size bedrooms and a family bathroom comprising panelled bath, low level wc and wash hand basin. Additionally, there is a useful shower room with uPVC double glazed window and floor to ceiling tiling. Externally the rear garden is beautifully maintained and is laid predominantly to lawn and patio with a selection of mature flower and shrub borders. There is an outside tap, outside light and outside electrical socket. There is also a good size timber summer house with electric sockets and lighting. To the front of the property there is a single garage with power, lighting and an up-and-over door. The driveway is laid to tarmac and gravel chippings and provides off-road parking for three cars.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private 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/socialite.copes.sharpens](https://www.w3w.co/socialite.copes.sharpens)

Council Tax Band: D

Broadband: Superfast with up to 57 Mbps download speed and 12 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—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 May 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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