



20 Cheddon Mews

Taunton, TA2 7HT
£250,000 Freehold


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Wilkie May
& Tuckwood

Floor Plan



GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, SITTING ROOM: 15'2" x 14'8" max (4.62m x 4.47m max), KITCHEN: 14'8" x 10'3" (4.47m x 3.12m),

DINING ROOM: 11'4" x 7'5" (3.45m x 2.26m)

FIRST FLOOR: LANDING, BEDROOM ONE: 12'4" x 7'11" (3.75m x 2.41m), BEDROOM TWO: 11'0" x 8'5" (3.35m x 2.56m), BEDROOM THREE: 8'11" x 6'6" (2.71m x 1.98m),

BATHROOM: 6'0" x 5'6" (1.82m x 1.67m)



Description:

Constructed in 2001 by Messrs Westbury Homes, is this beautifully presented and considerably upgraded/extended three bedroom modern end of terrace home.

The property, which benefits from new uPVC double glazing and mains gas fired central heating, has been further enhanced by not only the refitting of both the kitchen and bathroom, but also a single storey extension off the kitchen in order to create additional family/dining space.

- End Terrace House
- Three bedrooms
- Rear Extension
- Beautifully Presented
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Off-Road Parking



Internally, a front door leads into a tiled entrance hall with doorway through to a refitted cloakroom, stairs rising to the first floor and a doorway through to a good size sitting room. From the sitting room, access can be handily gained into a refitted modern kitchen which comprises of a range of matching wall and base units, work surfaces and splashbacks with space for a range oven, integrated dishwasher, space and plumbing for a washing machine and a tall fridge/freezer. The kitchen has been opened up into a light and airy single storey extension with dual aspect windows, vaulted ceiling and two velux roof lights as well as access to the outside.

To the first floor are three bedrooms (bedrooms one and two with built-in wardrobes) and a three piece refitted family bathroom suite comprising of wc, wash hand basin, bath with tiled surround and drencher shower over completes the accommodation. Externally, there is a low maintenance landscaped courtyard garden with gated rear access and parking for one family vehicle located close by.

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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/search.vows.pushy](https://www.w3w.co/search.vows.pushy)

Council Tax Band: C

Broadband Availability: Broadband Availability: Ultrafast with up to 1,000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor – voice likely with O2. Outdoor – voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea – very low. Surface water – 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 March 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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