



## 51 Upper Holway Road

Taunton, TA1 2HF

£250,000 Freehold



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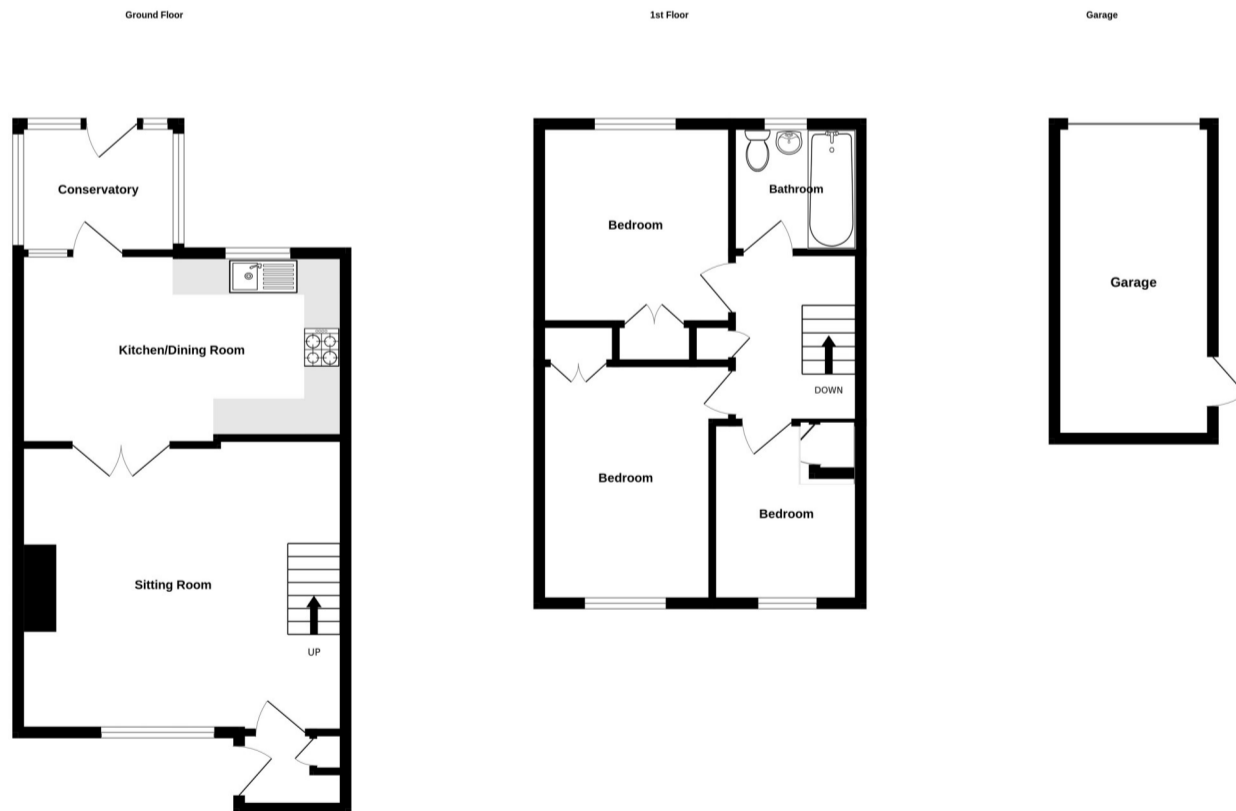
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Wilkie May  
& Tuckwood

## 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 PORCH, LIVING ROOM: 16'6" x 14'6" (5.02m x 4.41m), KITCHEN/DINING ROOM: 16'5" x 9'7" (5.00m x 2.92m),

UTILITY ROOM/REAR PORCH: 8'1" x 6'5" (2.46m x 1.95m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 12'1" x 9'9" (3.68m x 2.97m), BEDROOM TWO: 10'10" x 9'7" (3.30m x 2.92m), BEDROOM THREE: 9'1" x 7'4" max (2.76m x 2.23m max),

BATHROOM: 6'5" x 6'5" (1.95m x 1.95m)

**EXTERNAL:** SINGLE GARAGE: 17'0" x 8'6" (5.18m x 2.59m)

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## Description:

Situated in a convenient location within walking distance of Taunton town centre and close to local amenities is this three bedroom family home.

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

Externally, there is a private and low maintenance rear garden, a single garage and one off-road parking space.

- Three Bedrooms
- Mid Terrace House
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Enclosed Rear Garden
- Single Garage
- One Off-Road Parking Space
- Close To Local Amenities



The accommodation comprises in brief; double glazed front door leading into an entrance porch, living room with large uPVC double glazed window providing an aspect to the front, stairs rising to the first floor and double doors leading into the kitchen. The kitchen/dining room is fitted with a range of matching wall and base level storage units with roll edge work surfaces, space for a fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated electric oven with four ring gas hob and extractor fan above. The ground floor accommodation is completed with useful utility area/rear porch with radiator and door providing access into the rear garden.

On the first floor there are three bedrooms, all of which have built in wardrobes/storage cupboards. The family bathroom comprises low level wc, wash hand basin and panelled bath with a shower over. Externally, there is low maintenance garden which is laid to block paved patio, lawn and artificial turf. From the garden there is a courtesy door leading into the garage which has power and lighting. Just behind the garden and in front of the garage there is one off-road parking space.

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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/trickled.scratches.escalates](http://w3w.co/trickled.scratches.escalates)

**Council Tax Band:** B

**Broadband Availability:** Ultrafast with up to 45 Mbps download speed and 8 Mbps upload speed.

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

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> 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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Tel: 01823 332121

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

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