



40 Galmington Drive

Taunton, TA1 5AQ

£215,000 Freehold



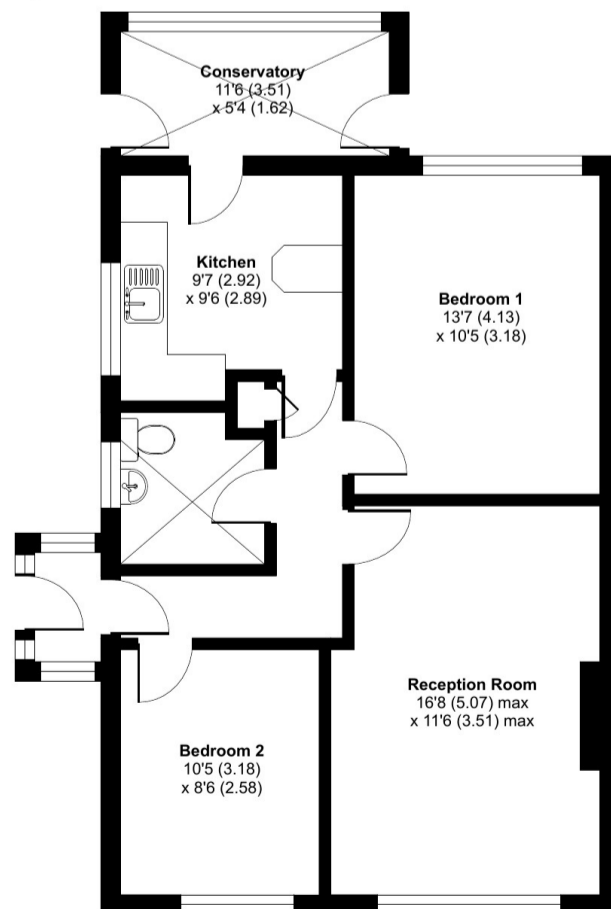
**Wilkie May
& Tuckwood**

Floor Plan

Galmington Drive, TA1

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1151511

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Description

This two bedroom semi-detached 1960s style bungalow is offered to the market with vacant possession and situated within one of Taunton's most popular locations within easy reach of local amenities and Musgrove Park Hospital.

The property, which benefits from uPVC double glazing and electric storage heating, is further enhanced by a single garage and driveway alongside as well as a fully enclosed rear garden.

Internally, the property would benefit from some cosmetic updating, however offering great scope to create a superb home.

- Semi-Detached Bungalow
- Two Bedrooms
- No Onward Chain
- Popular Residential Location
- Single Garage
- Off-Road Parking



Internally, a front door leads into an entrance hall. There is a generous size living room with front aspect window. A fitted kitchen is found at the rear of the bungalow and comprises a range of wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, space for washing machine, space for tall fridge/freezer. From the kitchen, there is access to a garden room with further access to the rear garden.

There are two bedrooms and a wet room that comprises of wc, wash hand basin and electric shower. Externally, the rear garden is fully enclosed and has an area of lawn with a raised gravelled area towards the back. There is a single garage with electric, power and light as well as a driveway offering off-road parking for two family vehicles.

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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, electric storage heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/lower.turkey.visit

Council Tax Band: C

Broadband Availability: Superfast with up to 126 Mbps download speed and 20 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.

Agents Note: We understand the property is of steel frame construction.

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 August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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