



10 Portman Street
 Taunton, TA2 7BU
 £220,000 Freehold

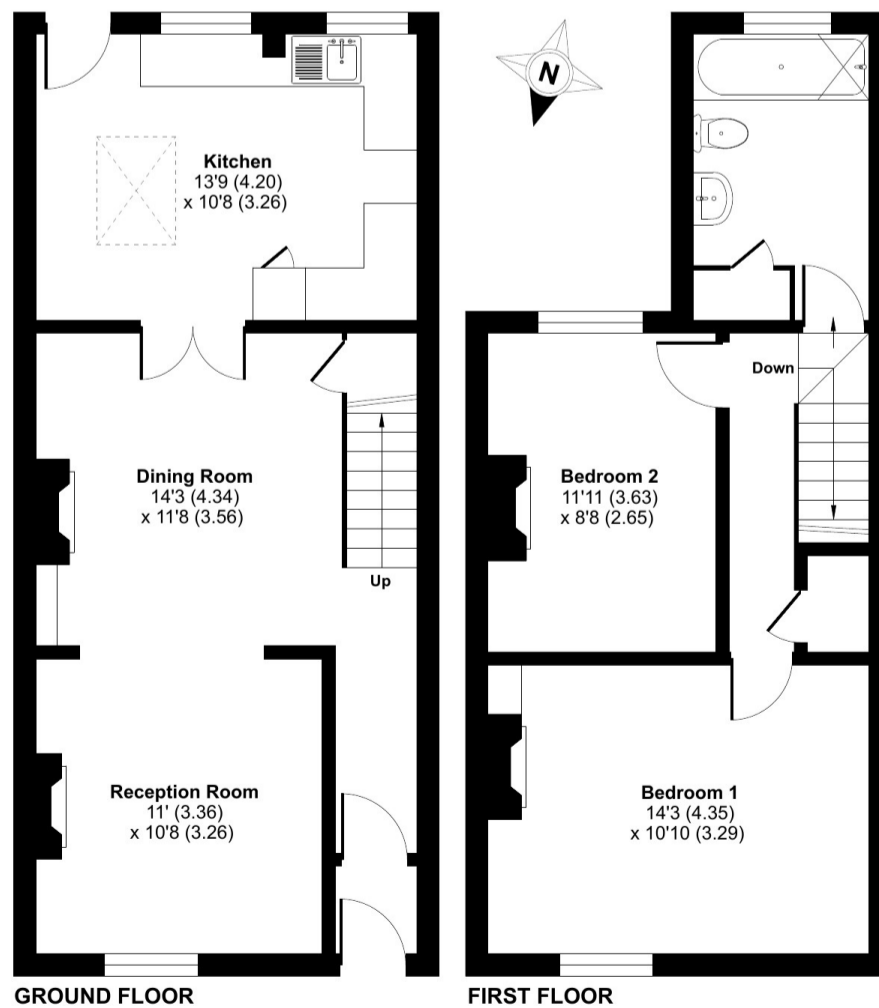
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Wilkie May & Tuckwood

Floor Plan

Portman Street, Taunton, TA2

Approximate Area = 894 sq ft / 83 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1174599

Description

Situated within easy reach of Taunton train station is this two bedroom, Victorian home which is offered to the market with vacant possession and no onward chain.

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

Externally, there is a private and enclosed low maintenance garden to the rear. The property would make an ideal first time buy or investment purchase.

- Two Bedrooms
- Victorian Terrace House
- uPVC Double Glazing
- Gas Fired Central Heating
- Enclosed Rear Garden
- Close To Taunton Train Station
- Vacant Possession & No Onward Chain



The accommodation comprises in brief; double glazed front door leading into entrance hallway with stairs rising to the first floor, the living room has a double glazed bay window with aspect to the front and an electric fire with surround, dining room with under-stairs storage cupboard, feature fireplace and double door leading into the kitchen. The kitchen is fitted with a selection of matching wall and base storage units, roll edge work surfaces stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for an electric oven with extractor fan above and space for a fridge/freezer.

On the first floor there are two double bedrooms and a family bathroom comprising P-shaped panelled bath with shower over, low level wc, wash hand basin and a heated towel rail. Externally, the rear garden is private and low maintenance. It is predominantly laid to gravel chippings and has a timber shed. A smaller area of garden is found to the front, an ideal storage space for bins and recycling boxes.

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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/shiny.inner.trace

Council Tax Band: B

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

Mobile Phone Coverage: Indoor—voice & data limited with EE, Three, 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 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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