



**35 Harp Chase**  
 Taunton, TA1 3RY  
 £400,000 Freehold

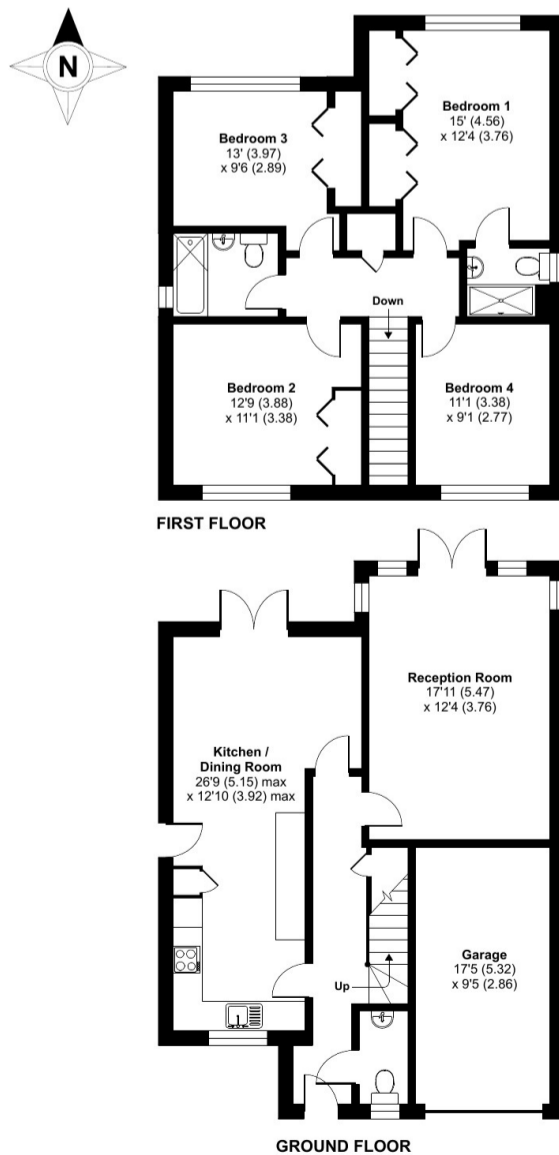
			
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**Wilkie May  
& Tuckwood**

## Floor Plan

### Harp Chase, TA1

Approximate Area = 1394 sq ft / 129.5 sq m  
 Garage = 160 sq ft / 14.9 sq m  
 Total = 1554 sq ft / 144.4 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). © nrichcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1179891

# Description

This four bedroom, modern detached family home was constructed just over ten years ago and occupies a pleasant cul-de-sac position just off South Road on the favoured South side of Taunton.

The property, which is offered in excellent decorative order throughout, benefits from uPVC double glazing and mains gas fired central heating with underfloor heating to the ground floor. The property is further enhanced by a single integral garage with power and light and a generous size driveway providing off-road parking.

The property is ideally situated close to amenities off South Road as well as being close to Bishop Foxes secondary school, Kings College and Richard Huish College and is also accessible for the town centre.

- Detached
- Four Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking



The main entrance door leads into the entrance hallway with cloakroom off. A generous size living room is found at the rear of the property with French doors opening on to the garden. The kitchen/dining area are open plan and fitted with a range of modern wall and base units, roll edge work surfaces and upstands. There is a double stainless steel oven, gas hob and extractor fan, space and plumbing for washing machine with integrated tall fridge/freezer and integrated dishwasher. The dining area offers space for a table and French doors to the garden.

To the first floor are three double bedrooms and one very large single bedroom—the three double bedrooms have fitted wardrobes and there is an en-suite shower room adjoining bedroom one. A separate family bathroom completes the accommodation. Externally, the rear garden is fully enclosed on all sides with gated side access and laid predominantly to lawn with an area of patio adjoining the rear of the property. The front is approached via a brick pavior driveway offering off-road parking for two cars.

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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/speech.flames.oiled](http://w3w.co/speech.flames.oiled)

**Council Tax Band:** E

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

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

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

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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