



**22 Warwick Road**

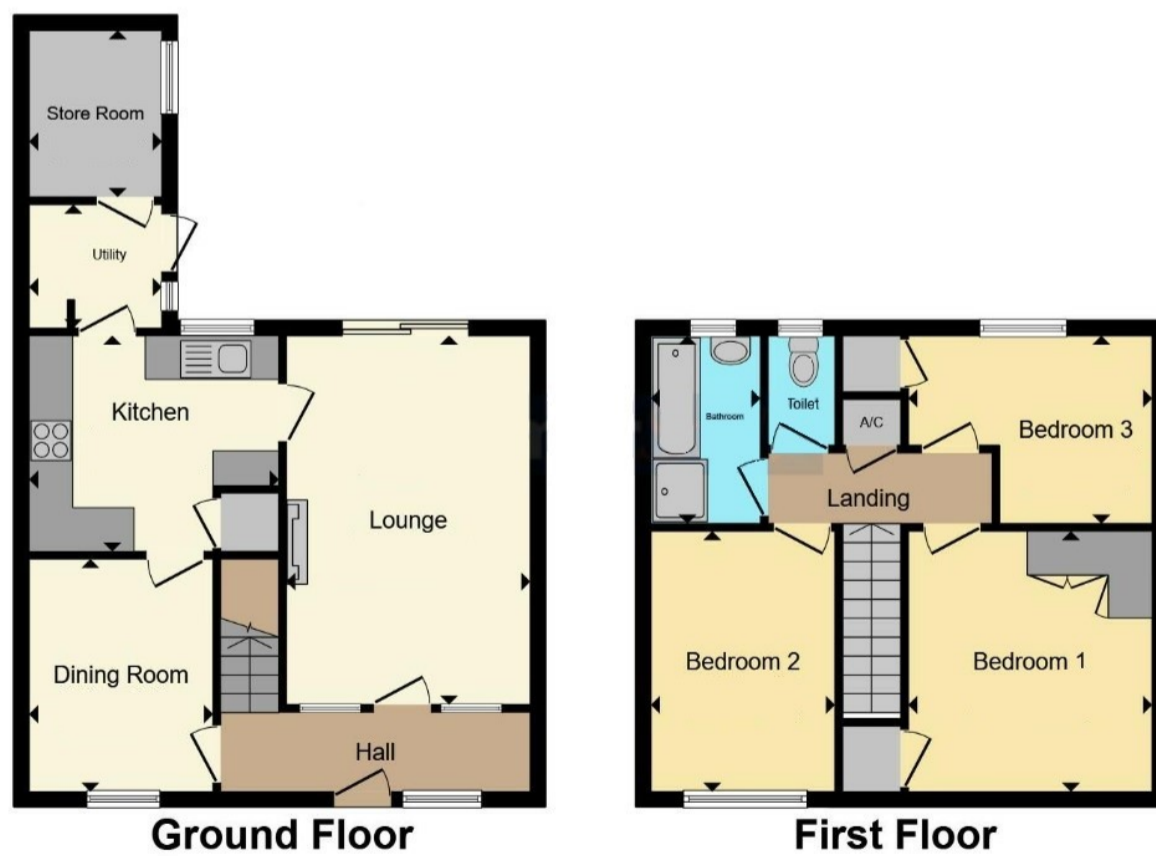
Taunton, TA2 7RQ

£175,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

**Floor Plan**



**GROUND FLOOR:** ENTRANCE HALL, LOUNGE: 10'11" x 16'6" (3.32m x 5.02m), DINING ROOM: 8'2" x 10'5" (2.48m x 3.17m), KITCHEN: 13'3" x 9'9" (4.03m x 2.97m), UTILITY ROOM, STORE ROOM

**FIRST FLOOR:** LANDING, BEDROOM ONE: 11'0" x 11'8" (3.35m x 3.55m), BEDROOM TWO: 8'2" x 11'5" (2.48m x 3.47m), BEDROOM THREE: 8'5" x 10'1" (2.56m x 3.07m),

BATHROOM: 4'9" x 8'4" (1.44m x 2.54m), WC



# Description

Situated to the North of Taunton is this three bedroom mid terrace home.

The property, which is in need of full modernisation, offers spacious accommodation arranged over two floors and is enhanced by a good size fully enclosed garden.

The property benefits from uPVC double glazing and mains gas fired central heating and is offered to the market with vacant possession and no onward chain.

- Mid Terrace
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance hall, a generous size living room with sliding patio doors to the garden, a separate dining room and kitchen. The kitchen comprises a range of matching wall and base units, work surfaces and upstands, space for cooker and space and plumbing for washing machine.

From the kitchen access can be gained to a utility room and store room. To the first floor are three bedrooms, a bathroom and separate wc. Externally, there is an enclosed garden which is laid to lawn with gated rear access.

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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/smooth.leans.rots](http://w3w.co/smooth.leans.rots)

**Council Tax Band:** B

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 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—very low.

**Agents Note:** We believe the property is of Laing Easiform 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 September 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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