



## 25 Fremantle Road

Taunton, TA1 3BT

£325,000 Freehold



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Wilkie May  
& Tuckwood

## Floor Plan

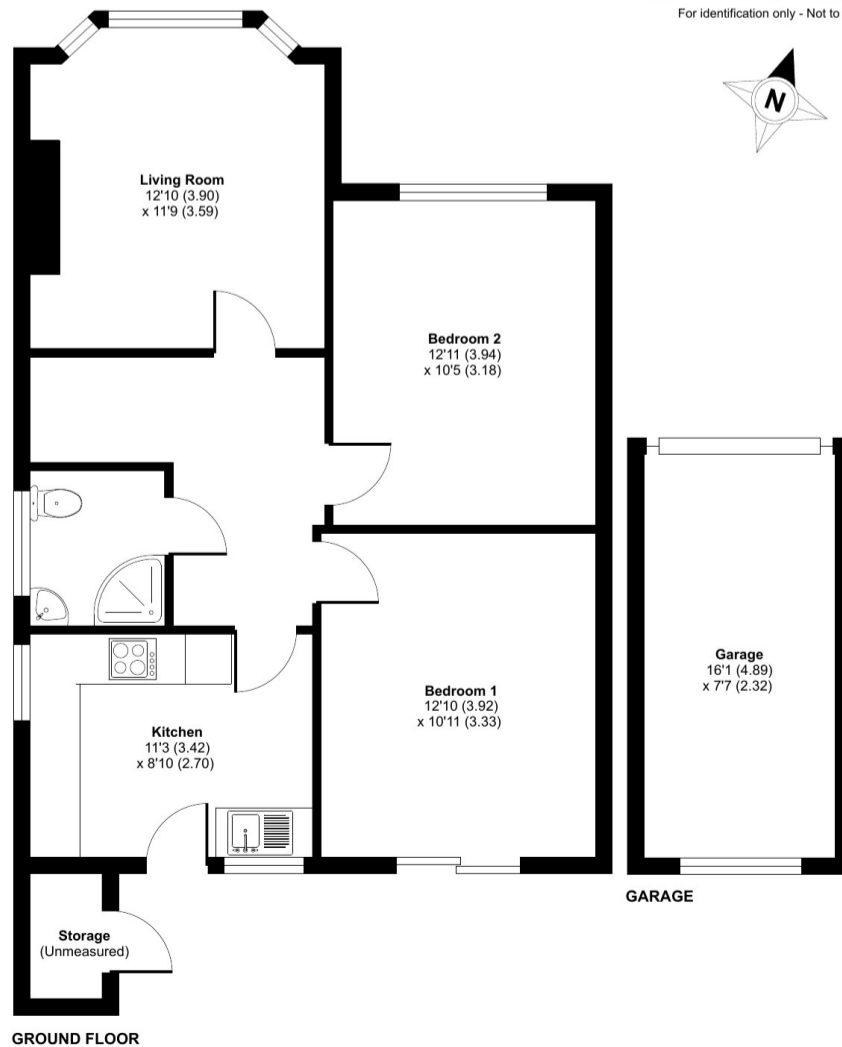
### Fremantle Road, Taunton, TA1

Approximate Area = 662 sq ft / 61.5 sq m (excludes storage)

Garage = 122 sq ft / 11.3 sq m

Total = 784 sq ft / 72.8 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: 1169109

# Description

Occupying a peaceful cul-de-sac position on the sought after South side of Taunton and close to amenities, is this two bedroom semi-detached bungalow.

The property, which is offered to the market with vacant possession, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by a generous size driveway, single garage and a good size fully enclosed garden.

- Semi-Detached Bungalow
- Two Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into reception hall with doors to all principle rooms. There is a generous size living room, a modern fitted kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with an integrated double oven and doorway through to the outside. There are two good size bedrooms and a shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and electric shower over. Externally, the property is set in good size front and rear gardens.

The rear garden is fully enclosed, offering a good degree of privacy and is laid to partial lawn with borders and trees as well as an ornamental pond. There is a side access to a driveway offering off-road parking for two or three vehicles leading to a single garage with electric power and light.

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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/moral.combining.poetic](http://w3w.co/moral.combining.poetic)

**Council Tax Band:** D

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

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