



35 Denning Close
 Taunton, TA1 4NN
 £285,000 Freehold

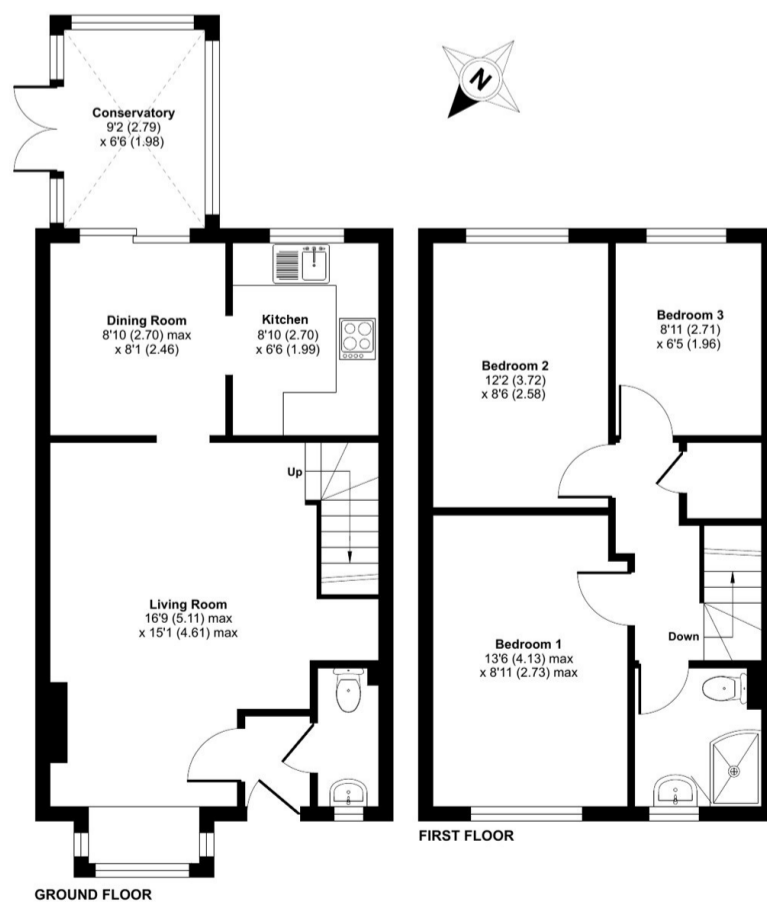
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Wilkie May & Tuckwood

Floor Plan

Denning Close, Taunton, TA1

Approximate Area = 863 sq ft / 80.1 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1195738

Description

Situated in a cul-de-sac position within the popular residential location of **Comeytrove**, is this well presented three bedroom modern semi-detached family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by the addition of a double glazed conservatory to the rear as well as having its own private garage and parking.

- Semi-Detached
- Three Bedrooms
- Popular Residential Location
- Garage & Parking
- uPVC Double Glazing
- Gas Fired Central Heating
- Conservatory



Internally, a front door leads into entrance hall with cloakroom off. There is a generous size living room with stairs rising to first floor and access through to a dining room, which in turn leads through to a conservatory and kitchen. The kitchen is fitted with a range of matching wall and base units, work surfaces and tiled splashbacks with space for cooker, space for slimline dishwasher and space for tall fridge/freezer. There is also a concealed wall mounted gas boiler. The conservatory is double glazed with a side and rear aspect.

To the first floor are three bedrooms along with a refitted shower room comprising of a wc, wash hand basin, walk-in shower with tiled surround and thermostatic shower. Externally, the rear garden is fully enclosed and laid to lawn with borders. The garage is located just in front of the property with an up-and-over door and parking for one car in front.

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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/galaxy.birds.send

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely with Vodafone; limited voice & data with EE, Three, & O2. 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 October 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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