



38 Merton Road

Rumwell, TA4 1FE

£399,950 Freehold

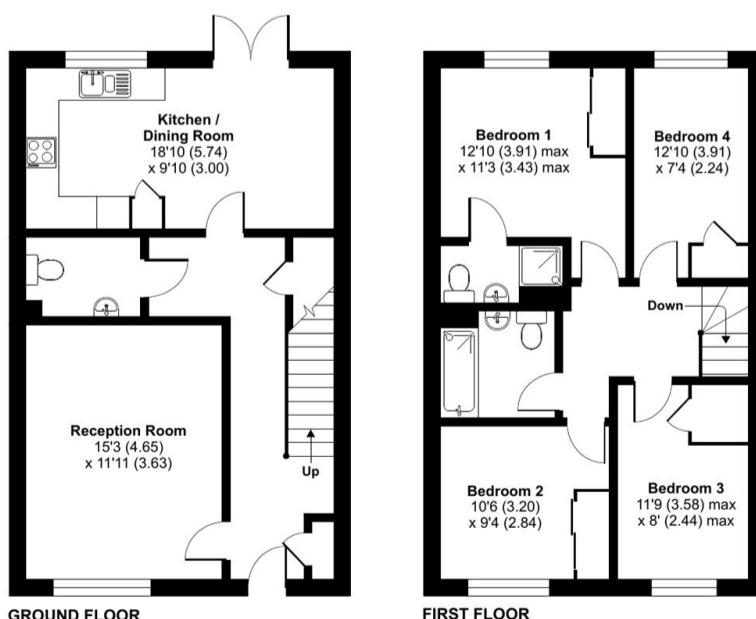
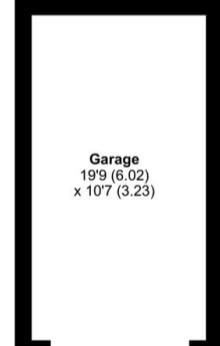


**Wilkie May
& Tuckwood**

Floor Plan

Merton Road, Rumwell, Taunton, TA4

Approximate Area = 1172 sq ft / 108.9 sq m
Garage = 211 sq ft / 19.6 sq m
Total = 1383 sq ft / 128.5 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). ©rnicom 2024.
Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1202568

WM&T

Description

**Constructed in 2022 by national builders
Messrs Taylor Wimpey Homes, is this four
bedroom modern detached family home.**

**The property, which is offered to the market
with vacant possession, is benefitted by
uPVC double glazing and mains gas fired
central heating and is further enhanced by
the benefit and peace of mind of the
remainder of its 10 year NHBC guarantee.**

- Detached
- Four Bedrooms
- Constructed in 2022
- Remainder of 10 Year NHBC Guarantee
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage & Off-Road Parking
- No Onward Chain



Internally, a front door leads into wide entrance hall with staircase rising to first floor and doors to all principle ground floor reception rooms. There is a generous size living room, a modern fitted kitchen/dining room fitted with a range of matching wall and base units, work surfaces and upstands, a concealed wall mounted gas boiler, integrated double electric oven with gas hob, integrated washing machine, dishwasher and 70/30 fridge/freezer. There are French doors leading out into the garden and a cloakroom completes the ground floor accommodation.

To the first floor are four bedrooms (bedroom one with built-in double wardrobe with mirror fronted sliding doors and a separate en-suite comprising of wc, wash hand basin and walk-in shower with shower over). A family bathroom comprising of wc, wash hand basin and bath with tiled surround and shower over completes the accommodation. Externally, a tarmac drive offers off-road parking for one or two family vehicles and leads to a single garage with up-and-over door. The rear garden is fully enclosed via a combination of wall and timber fencing and is laid predominantly to lawn.

WM&T



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/sung.bench.minute

Council Tax Band: E

Broadband Availability: Ultrafast with up to 940 Mbps download and upload speeds.

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.

Agents Note: We understand there is an Estate Management Charge of £150 p/a payable to Orchard Grove (Comeytrove) Management Co Ltd.

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 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.