



40 St Patricks Road

Taunton, TA2 7JG

£250,000 Freehold

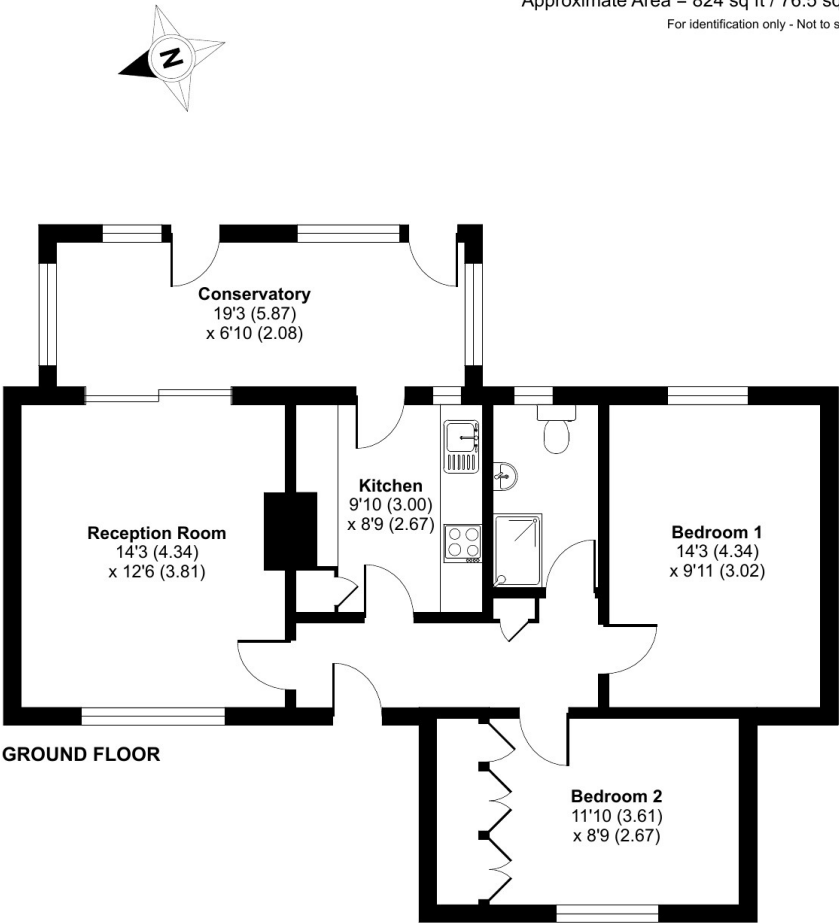
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Wilkie May
& Tuckwood

Floor Plan

St. Patricks Road, Taunton, TA2

Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Description

Offered to the market with vacant possession and no onward chain is this two bedroom detached bungalow.

The property offers spacious accommodation which is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a good sized rear garden which is private and not overlooked. To the front of the property there is a gated driveway providing off-road parking for two cars.

- Two Bedrooms
- Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Gated Off-Road Parking
- Enclosed Rear Garden
- Vacant Possession
- No Onward Chain
- Woolaway Construction



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with doors to all principle rooms. The living room has a uPVC double glazed window with aspect to the front, a gas fire and door leading into the sunroom. The kitchen offers a selection or matching wall and base storage cupboards with work surfaces above, space for a gas cooker, space for an under-counter fridge, stainless steel sink with hot & cold mixer tap and a door leading into the sun room. The sunroom is a good size room with a wall mounted radiator and patio doors providing access into the rear garden.

There are two double bedrooms, one of which has integrated double wardrobes. The accommodation is completed with a shower room comprising; low level wc, wash hand basin and shower cubicle. Externally, the rear garden is a good size and is laid predominantly to lawn, patio and gravel chippings. There is a timber shed and side access. To the front of the property there is a further area of lawn and a gated driveway providing off-road parking for two vehicles.



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/jumped.oasis.notice

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1,000 Mbps download speed and 220 Mbps upload speed.

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

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

Agents Note: We understand that the property is of Woolaway 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 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.



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