



38 Portland Street
Taunton, TA1 1UZ
£270,000 Freehold


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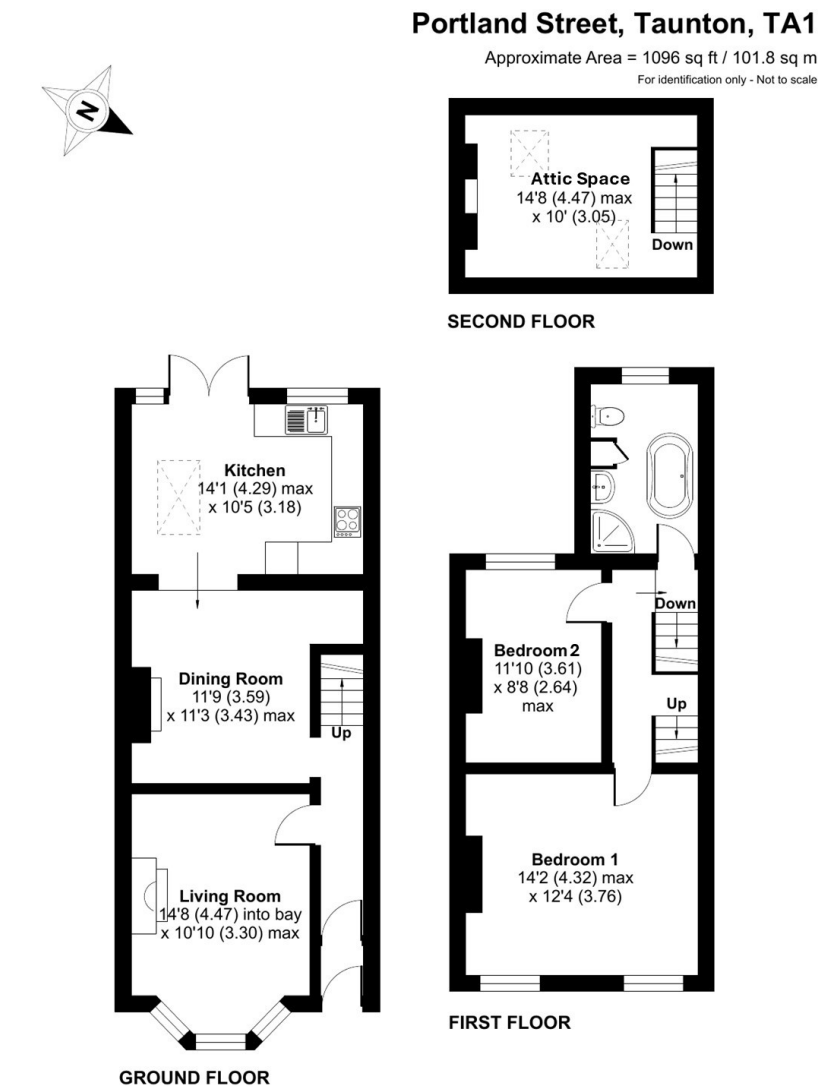

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**Wilkie May
& Tuckwood**

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1236143

Description

Offered to the market with vacant possession and no onward chain is this spacious and well-presented two bedroom Victorian home.

The property blends period charm with modern convenience, offering an excellent opportunity to own a home in the popular French Weir area of Taunton.

The accommodation is arranged over two floors and is warmed via a mains gas fired central heating system. To the rear of the property is a fully enclosed West facing rear garden.

- Two Bedrooms
- Victorian Terrace Home
- Close To Taunton Town Centre
- Popular French Weir Area Of Taunton
- Double Glazed
- Mains Gas Fired Central Heating
- Enclosed Rear Garden
- Vacant Possession and No Onward Chain



The property comprises in brief; entrance hallway with original tiled flooring and stained glass door, living room with a sash bay window providing aspect to the front and a fireplace with Hamstone surround. The dining room has original exposed floorboards, an understairs storage area and a fireplace with a Bathstone surround. An archway leads into a good size kitchen/breakfast room which offers a selection of matching wall and base storage units, 1 & ½ bowl stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, integrated dishwasher, integrated electric oven and an integrated four ring gas hob with extractor fan above.

There are also double doors providing access into the rear garden. On the first floor there are two good size bedrooms and a recently refitted family bathroom comprising low level wc, wash hand basin, bath and shower cubicle. From the landing there is access up to a good size attic space which has a radiator and two Velux windows. Externally, the rear garden is laid predominantly to lawn and patio with a useful timber shed. To the front of the property is a smaller area of garden ideal for storage of bins/recycling boxes etc.



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/worker.detail.rails](https://www.w3w.co/worker.detail.rails)

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

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

Flood Risk: Rivers & Sea—low. Surface water—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 January 2025. 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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