

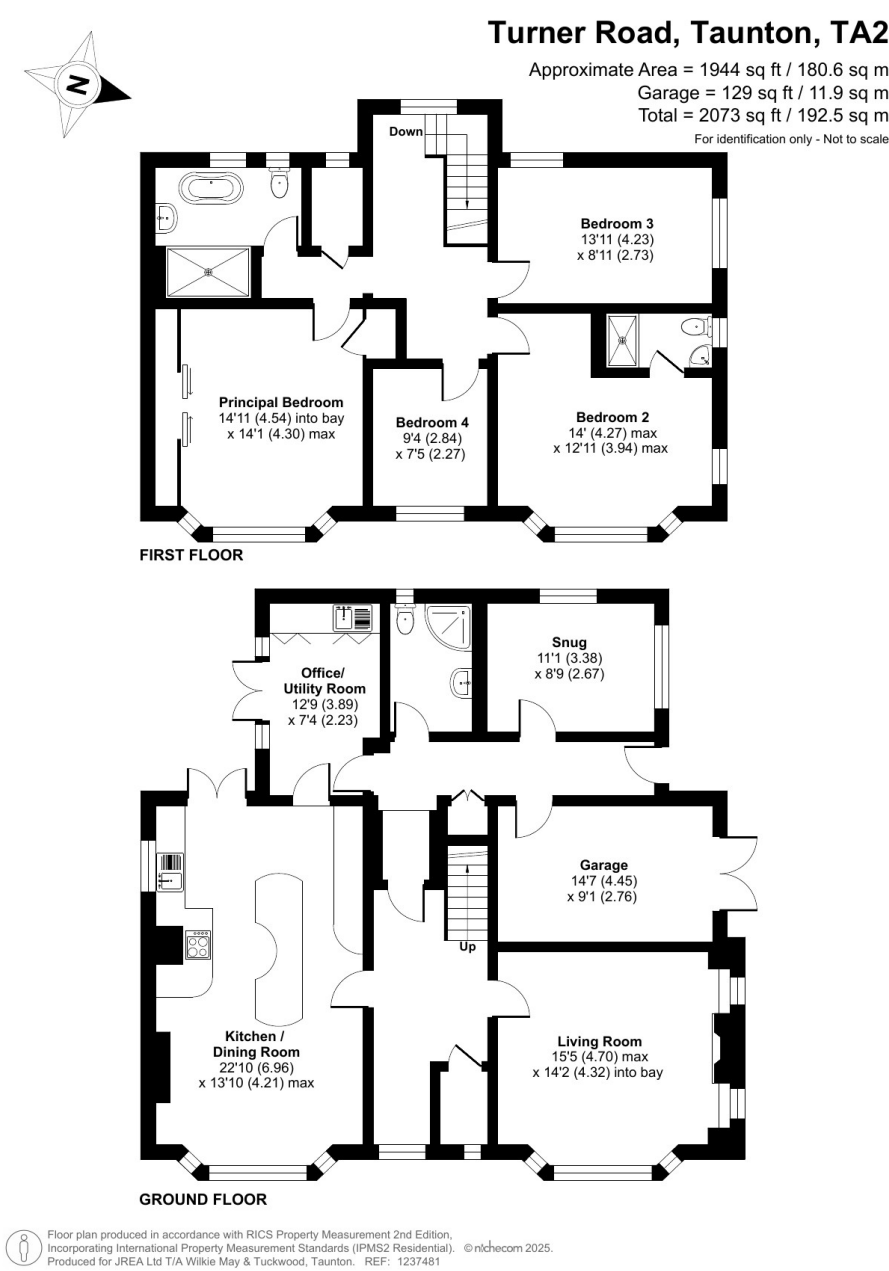


9 Turner Road
Taunton, TA2 6DT
£565,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

Occupying a corner plot position within this sought after area of Taunton to the North of the town centre and close to open countryside, is this extended late 1930s style family home.

The property, which is set in well maintained gardens, benefits from uPVC double glazing (3/4 of all windows replaced in March 2024) and mains gas fired central heating (new boiler installed in 2021).

The property is further enhanced by a single storey extension to the rear, which has created a ground floor office/utility,

- Detached
- Four Good Size Bedrooms
- uPVC Double Glazing
- Mains Gas Fired Central Heating
- Corner Plot Position
- Single Garage
- Off-Road Parking



Internally, a front door leads into an entrance hall with access into a single integral garage as well as all principle ground floor reception rooms. There is a generous size, dual aspect living room found to the front of the property with a woodburning stove. A kitchen/family room is found across the hallway and has been completely refitted with a matching range of wall and base units, granite work surfaces and upstands with integrated dishwasher, two separate ovens and a gas hob along with space for a tall fridge/freezer. The dining area of the kitchen has adequate space for not only a sofa but also a dining room table. The room is beautifully presented and benefits from a triple aspect as well as access to the outside. From the kitchen, there is access to the useful office/utility and a large cupboard houses wall and base units, sink with drainer with hot and cold mixer tap and a wall mounted gas boiler.



A ground floor shower room and useful snug complete the ground floor accommodation. To the first floor are four bedrooms (one with en-suite facilities). Bedroom One offers large integrated wardrobe space. The main family bathroom has been recently refitted and comprises of wc, wash hand basin set in a vanity unit and bath. There is a large separate walk-in shower with a drencher shower. Externally, the property is set in well kept gardens, which wraparound three quarters of the house and offering a good degree of privacy. The garden is laid predominantly to well tended lawns with mature shrubs and trees. There is an area of shaped patio – an ideal sun terrace for entertaining. To the side of the property there is off-road parking for up to five cars leading to a single integral garage with double opening doors, electric power and light.



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/singer.tigers.heat

Council Tax Band: F

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

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

Flood Risk: Rivers & Sea—very 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.



Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

