



54 Mountfields Road

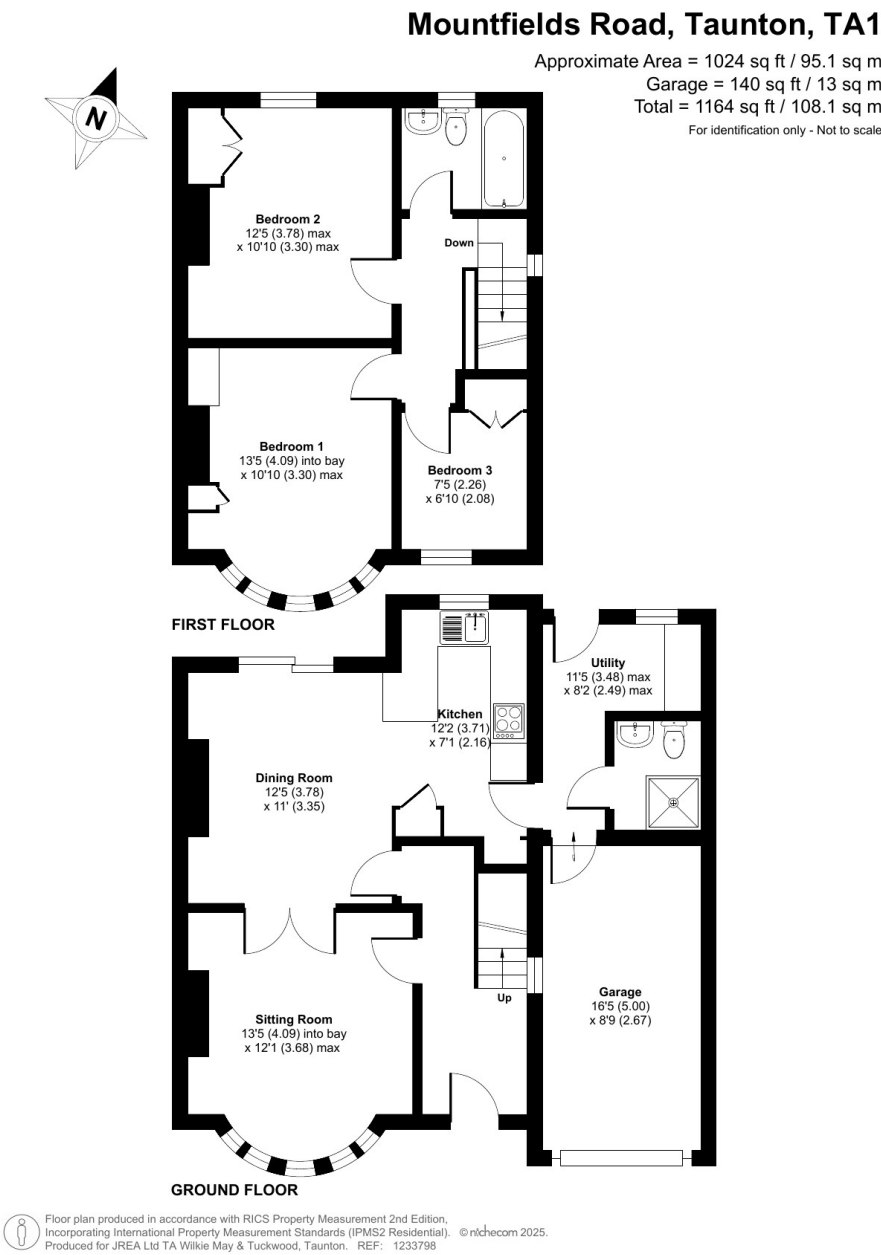
Taunton, TA1 3BJ

£350,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

Situated on the favoured South side of Taunton, backing onto gardens and close to a nearby sports field, is this extended 1930s semi-detached three bedroom house.

The property, which benefits from uPVC double glazing and modern mains gas fired central heating, has been altered and improved over the years including a single storey extension to the side to provide a garage, rear lobby/utility space and cloakroom with shower.

A further benefit to the rear of the house is its open aspect with a large raise paved terrace overlooking a well-kept mature garden and neighbouring private gardens to the nearby Wyvern sports fields.

- Semi-Detached
- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Ground Floor Shower Room
- Garage
- Off-Road Parking



Internally, a front door leads into an entrance hall with stairs rising to the first floor and two good size reception rooms. The sitting room at the front of the house has a double glazed bay window and double doors through to the dining room that has sliding patio doors leading onto the terrace and rear garden. The dining room is open to the kitchen that has been fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with built-in oven, microwave and space for a dishwasher. From the kitchen, a doorway leads into a rear lobby/utility room, which has space and plumbing for a washing machine and tumble drier, and access to a useful shower room comprising wc, wash hand basin and walk-in shower cubicle with tiled surround and electric shower.

The rear lobby also provides internal access into a single garage, which has electric light and power, and an external door onto the rear terrace and garden. From the hallway, the staircase leads to a first floor landing with doors to all bedrooms as well as a family bathroom. The bathroom comprises of wc, wash hand basin and bath with shower over. Externally, the property has mature front and rear gardens. The front garden is laid mainly to lawn with a driveway providing further off-road parking for one vehicle leading to the garage. The rear garden is fully enclosed with a raised paved terrace adjacent to the rear of the house and steps leading down to a well maintained private garden having an area of shaped lawn with mature trees, shrubs and borders.

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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/notion.pilots.branded

Council Tax Band: D

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

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

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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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