



16 Whirligig Place

Whirligig Lane, TA1 1SQ

£217,500 Leasehold



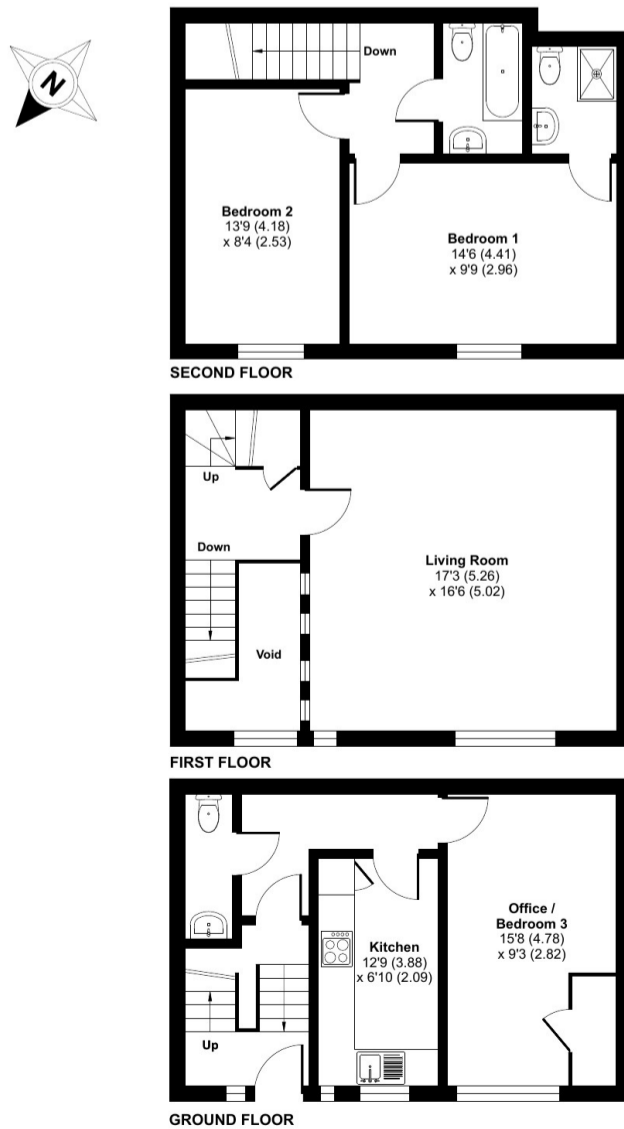
**Wilkie May
& Tuckwood**

Floor Plan

Whirligig Place, Whirligig Lane, Taunton, TA1

Approximate Area = 1111 sq ft / 103.2 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1247260

Description

Located in the heart of Taunton town centre is this two/three bedroom, three storey home with an allocated parking space and offered to the market with vacant possession.

The property, which has undergone a full redecoration programme over recent months, offers spacious accommodation served by uPVC double glazing and mains gas fired central heating.

- Two/Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Town Centre Location
- Allocated Parking
- No Onward Chain



In brief, a front door leads into entrance hall with a staircase leading partially down to a lower ground floor level and up to the first floor. On the ground floor level is a cloakroom, a modern fitted kitchen and a useful office/ third bedroom. The kitchen comprises a range of matching wall and base units, roll edge work surfaces, integrated fridge/freezer, space for cooker, space and plumbing for washing machine and radiator. To the first floor is a large living room with front aspect windows.

A staircase leads up to the second floor where there are two further bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and electric shower over). There is also a separate family bathroom that completes the accommodation. Externally, there is an allocated parking space close by located securely within this gated facility.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale leasehold (1/33 Share of Freehold by Whirlig Management Company) by private treaty with vacant possession on completion.

Lease Information: Years remaining on lease: 126. Service Charge: £1,000 p/a. Ground Rent: N/A

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/souk.nurses.dozen

Council Tax Band: D

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

Mobile Phone Coverage: 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

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 February 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.

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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