

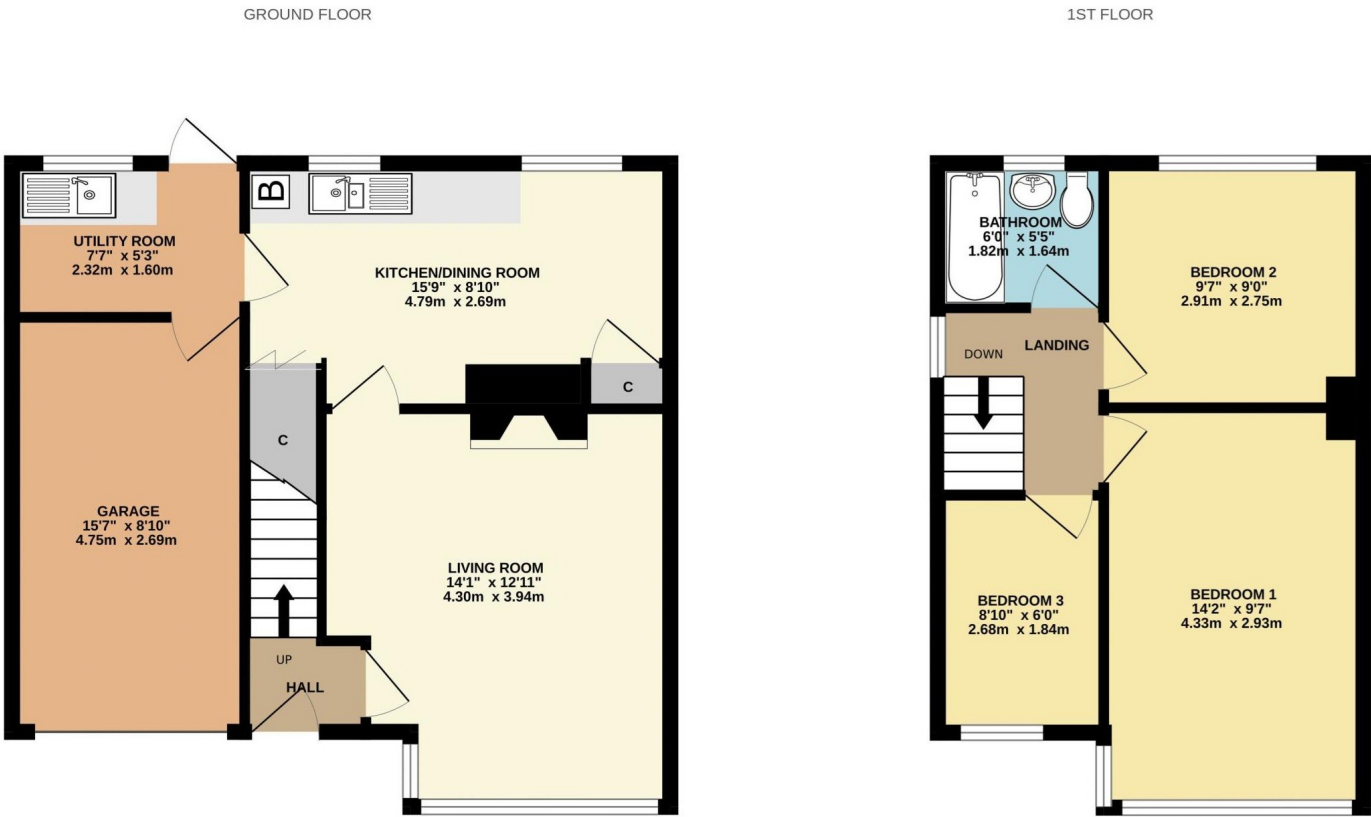


**16 Galmington Drive**  
Taunton, TA1 5AD  
£275,000 Freehold

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**Wilkie May  
& Tuckwood**

**Floor Plan**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Description

Situated in the popular Galmington part of Taunton is this beautifully presented, three bedroom family home which is offered to the market with vacant possession and no onward chain.

The property has been the subject of complete refurbishment and modernisation in recent months with a new kitchen, new bathroom, new flooring and complete redecoration throughout.

There is a mains gas fired central heating system and uPVC double glazing throughout. Externally, there is a private and enclosed garden to the rear, a single garage alongside the property and a driveway providing off-road parking to the front.

- Three Bedrooms
- Semi-Detached House
- Popular Residential Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Garage & Off-Road Parking
- No Onward Chain



The accommodation is arranged over two floors and comprises in brief: an entrance hallway with stairs rising to the first floor, living room with uPVC double glazed bay window providing aspect to the front and a door leading into the kitchen. The newly fitted kitchen offers a selection of matching wall and base storage units with work surfaces above, an integrated electric oven with an integrated hob above and space for a fridge/freezer. There is also a large understairs storage cupboard and door leading through into a useful utility room with space and plumbing for a washing machine and space for a tumble drier.

On the first floor there are three bedrooms and a family bathroom comprising low level wc, wash hand basin and panelled bath with shower over. Externally, the rear garden is predominantly laid to lawn. There is also a timber shed. Alongside the property is a single garage with power, lighting and an up and over door. In front of the garage there is a driveway providing off-road parking for one car.



### 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/link.reach.across](https://w3w.co/link.reach.across)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

**Flood Risk:** Rivers & Sea—very low. Surface water—high.

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.

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

