



**67 Calway Road**  
 Taunton, TA1 3EG  
 £280,000 Freehold

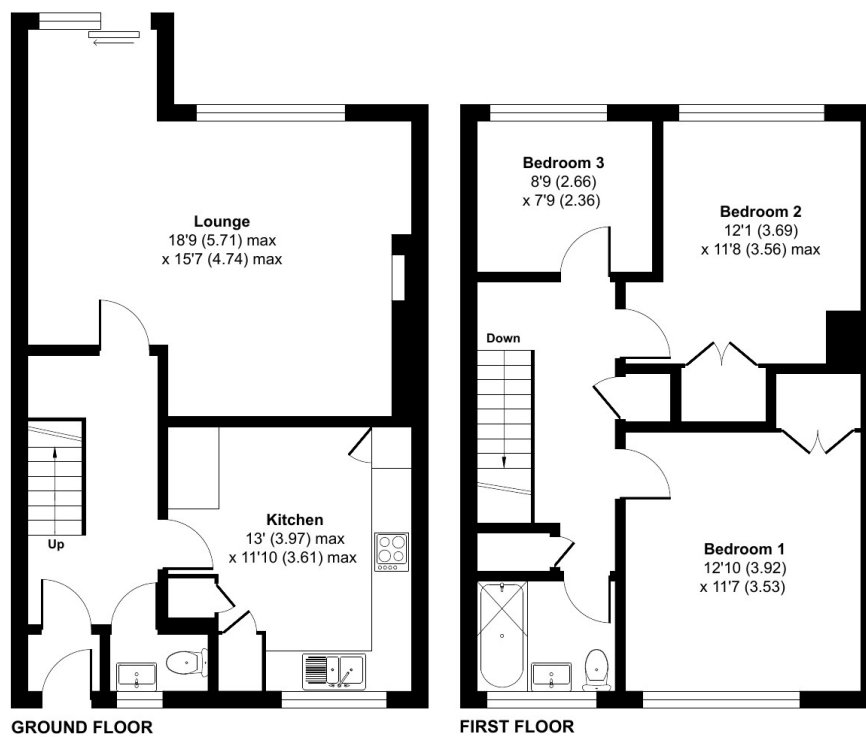
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**Wilkie May  
 & Tuckwood**

## Floor Plan

### Calway Road, Taunton, TA1

Approximate Area = 1082 sq ft / 100.5 sq m  
 For identification only - Not to scale





# Description

Offered to the market with vacant possession and no onward chain, is this spacious and well presented, three bedroom family home.

The property is located within a popular residential area close to Richard Huish Sixth Form & Bishop Foxes Secondary School. The property is also situated within walking distance of Taunton town centre and Vivary Park.

The accommodation is arranged over two floors, is warmed via a gas fired central heating system and is uPVC double glazed throughout. The South facing rear garden backs on to Wyvern Sports Club. Just a short distance from the house, a single garage is located in a block close by.

- Three Bedrooms
- End Of Terrace House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- South Facing Rear Garden
- Single Garage In A Block
- Vacant Possession and No Onward Chain



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and understairs storage area, a useful ground floor cloakroom comprising low level WC and wash hand basin. The kitchen/ breakfast room is fitted with a selection of matching wall and base storage units, roll edge work surfaces, space and plumbing for a washing machine, integrated fridge/freezer, integrated electric oven with four ring gas hob and extractor fan above. The living room is a light and airy room found at the rear of the property with uPVC double glazed door providing access into the rear garden.

On the first floor there are three good sized bedrooms and a family bathroom comprising low level wc, wash hand basin, panelled bath with a shower over. Externally, the rear garden is South facing and is laid predominantly to lawn. There is a timber shed and a useful side access. There is also an area of garden to the front of the property, which is also laid predominantly to lawn and has an outside tap. Subject to the necessary planning permissions, there is the option to create a driveway providing off-road parking to the front.

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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/grabs.rests.rushed](http://w3w.co/grabs.rests.rushed)

**Council Tax Band:** C

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

**Mobile Phone Coverage:** Indoor—voice & data likely available with EE. Outdoor—voice & data likely available 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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Tel: 01823 332121

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

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