



6 Statham Close

Taunton, TA1 5AF
£325,000 Freehold


3+1


1+1

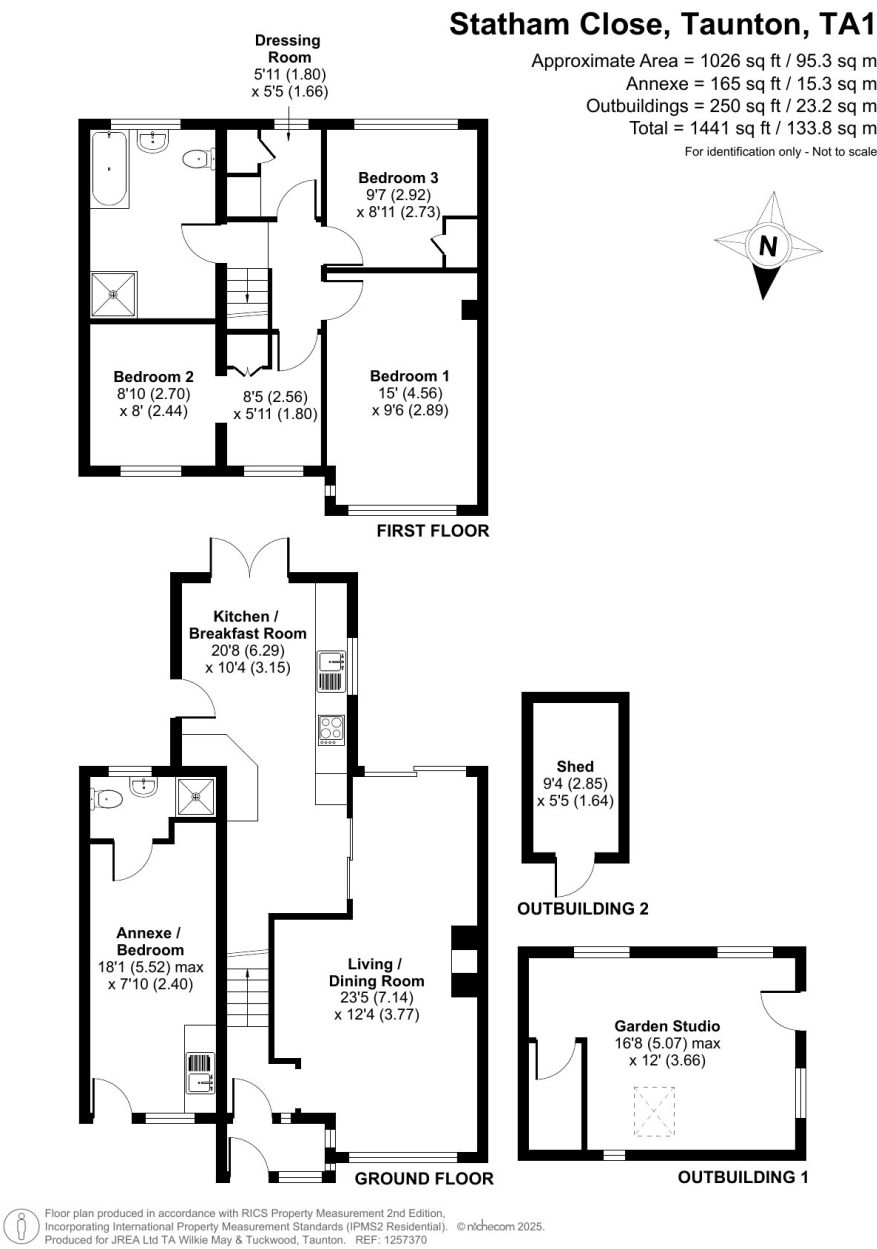

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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

Situated in a cul-de-sac position in the popular residential location of Galmington, is this three bedroom extended semi-detached family home.

The property, which offers versatile accommodation arranged over two floors, has been extended two storeys to the side and single storey to the rear and would benefit from some cosmetic updating.

A further benefit of this property is its useful self-contained annex room with wet room off – suitable for a teenager or elderly relative. There is also a studio in the garden, which is currently utilised as an art room.

- Semi-Detached
- Three Bedrooms
- One Bedroom Annex Room
- Popular Residential Location
- Off-Road Parking



In brief, the accommodation comprises; living/dining room, extended kitchen comprising of a range of wall and base units, work surfaces and splashbacks with built-in oven and access to the garden. To the first floor are three bedrooms, a dressing room and a family bathroom comprising of wc, wash hand basin, bath with surround and separate walk-in shower. As part of the two storey side extension, the ground floor has been utilised as a self-contained annex room with a single living/bedroom and wet room off – ideal for a teenager or guest.

Externally, there is a generous size fully enclosed garden to the rear with an area of raised timber decking adjoining the rear of the house. The garden is laid predominantly to lawn with mature shrub borders. There is a useful studio at the base of the garden with electric, power and light.

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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/sung.clash.audit

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 & 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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