



50 Clifford Avenue

Taunton, TA2 6DL
£650,000 Freehold

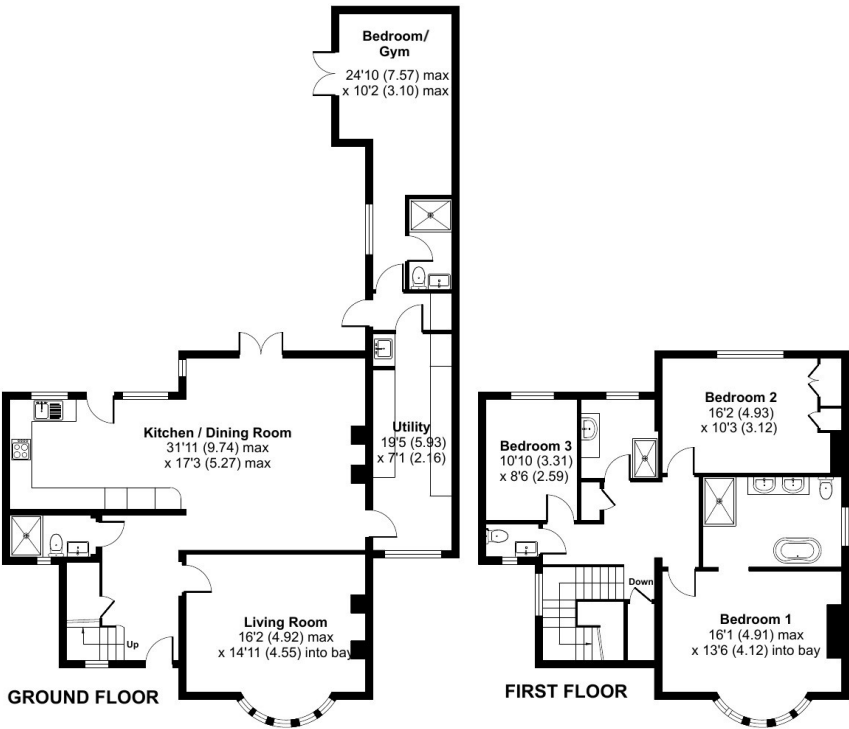
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Wilkie May
& Tuckwood

Floor Plan

Clifford Avenue, Taunton, TA2

Approximate Area = 2034 sq ft / 188.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1276106

Description

This beautifully presented and considerably upgraded 1930s style detached family home is set to the North of Taunton – ideal for open countryside and the Quantock Hills, as well as being easily accessible for Taunton town centre.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by the refitting of the kitchen, shower room and en-suite, as well as a useful extension to the rear in order to create an additional bedroom or reception space (currently utilised as a gym). More recently, the property has benefitted from a brand new roof with new felt and tiling.

- Detached
- Four Bedrooms
- Two Reception Rooms
- Sought After Location
- Off-Road Parking
- Single Storey Extension
- Beautifully Presented Throughout



Internally, a front door leads into wide entrance hall with doors to living room and ground floor cloakroom. The living room is of generous proportions and has a bay window to the front. At the rear of the property is a stunning open plan kitchen/family room, which has been completely refitted with a range of matching wall and base units, granite work surfaces and upstands, quadruple integrated stainless steel ovens, induction hob and extractor fan above and two integrated dishwashers. A family area offers space for sofas and dining table, as well as a wood burner and French doors leading out onto the garden. From the kitchen/family room, a doorway leads through to a useful utility room that is fitted with base units, work surfaces, space and plumbing for washing machine, tumble drier, an American fridge/freezer and useful dog shower. From here, access can be gained through to an inner hall with door to outside and a useful ground floor extension, which is currently utilised as a gym however could potentially be an additional bedroom, office etc.

There is a beautifully appointed shower room off this room. To the first floor, you will find three large bedrooms (bedroom one with built-in wardrobes and beautifully appointed, refitted en-suite comprising of freestanding bath, walk-in shower with stylish glass screen and drencher shower over, his-and-hers wash hand basins set into a stylish vanity unit). A separate refitted family shower room and separate wc completes the accommodation. Externally, the front is approached via a pavior driveway offering off-road parking for several family vehicles, as well as side access. The rear garden is a particular feature of this home and is fully enclosed on all sides. A large area of brick pavior patio adjoins the rear of the property and is set under a glazed timber pergola. The remaining garden is laid to lawn with mature shrub borders and two useful sheds.

WM&T



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/extend.mostly.smiles

Council Tax Band: E

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

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

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 November 2022. 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.

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