

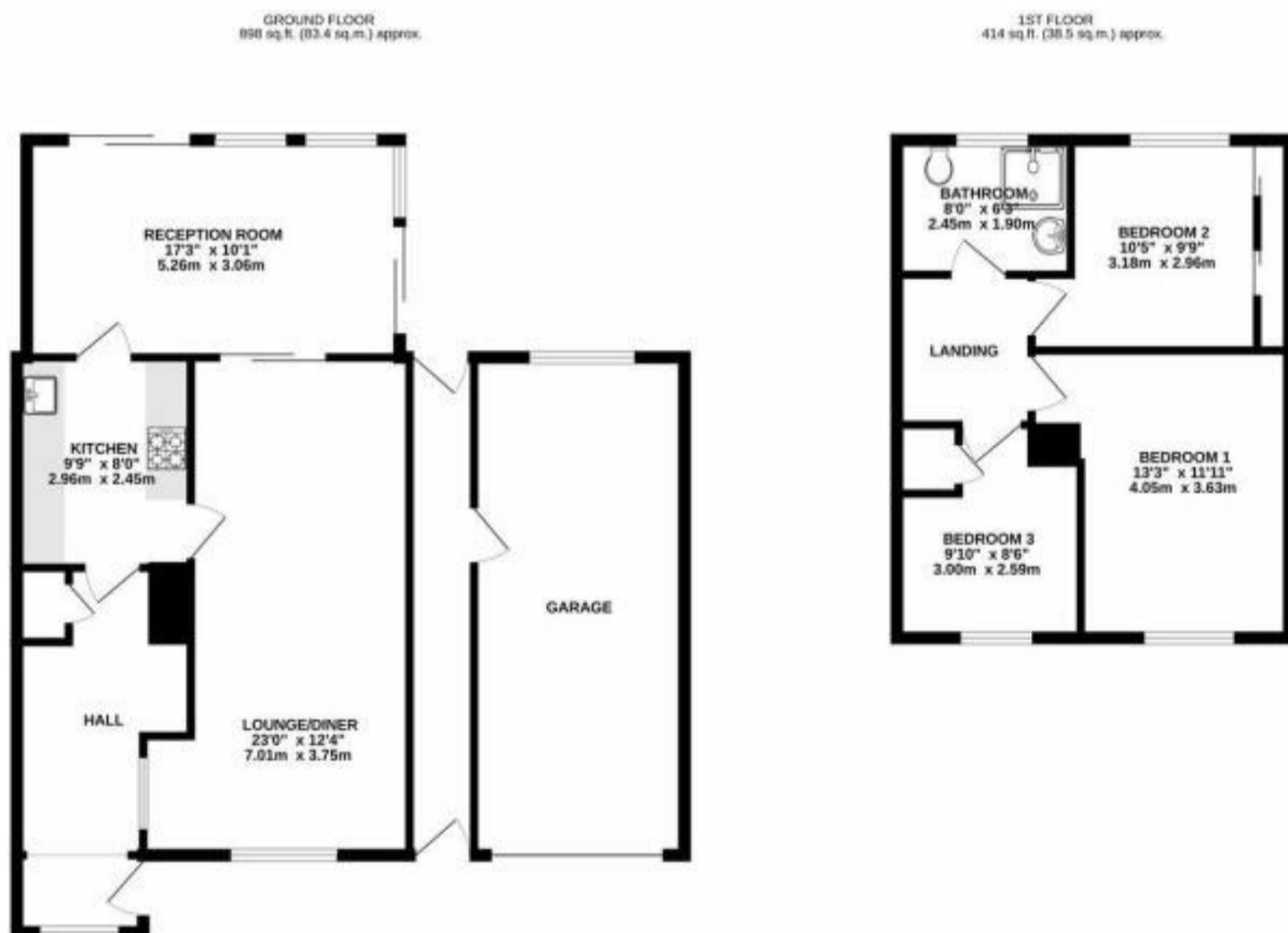


2 Adcombe Road
Taunton, TA2 8EH
£250,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
 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.
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Description

Offered to the market with no onward chain, this spacious and well-presented three bedroom end of terrace family home is an excellent opportunity.

The accommodation is arranged over two floors and benefits from uPVC double glazing and mains gas fired central heating.

Externally, the property occupies a generous corner plot featuring a private and enclosed rear garden, a single garage, and off-road parking.

- Three Bedrooms
- End Of Terrace Family Home
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Off-Road Parking
- Single Garage
- Enclosed Garden
- No Onward Chain



The accommodation is well laid out and comprises in brief: a welcoming entrance hallway with stairs rising to the first floor. To the front of the property is a bright and spacious living/dining room, featuring a gas fire with surround, a double glazed window offering a pleasant front aspect, and double glazed patio doors opening into the conservatory. The conservatory is a generous and versatile space, complete with tiled flooring, plumbing for a washing machine, and two uPVC double glazed patio doors providing access to the rear garden. Completing the ground floor is a modern kitchen, fitted with a range of matching wall and base units, work surfaces, and integrated appliances including a dishwasher, fridge freezer, oven, and a four-ring electric hob.

On the first floor, there are three well proportioned bedrooms, one of which benefits from a large built-in wardrobe. The shower room is fitted with a low-level WC, wash hand basin, and a corner shower cubicle. Externally, the rear garden is designed for low maintenance and features a lawn and patio area—ideal for outdoor dining and entertaining. There is a covered BBQ area, an outside tap, and a garden shed. A side passageway from the garden provides access between the house and the garage. The garage is currently divided into two sections and is being used as storage to the front and a hobbies room at the rear. To the front of the property, there is a private driveway which offers off-road parking for several vehicles.

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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/sums.squad.wiped

Council Tax Band: B

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

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

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

Agents Note: Please note this property is of non-standard construction (Laing Easi-Form). Please contact us for more details.

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 May 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.



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

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