



33 Matravers Way
Taunton, TA1 3FR
£224,875 Freehold


3


1


1

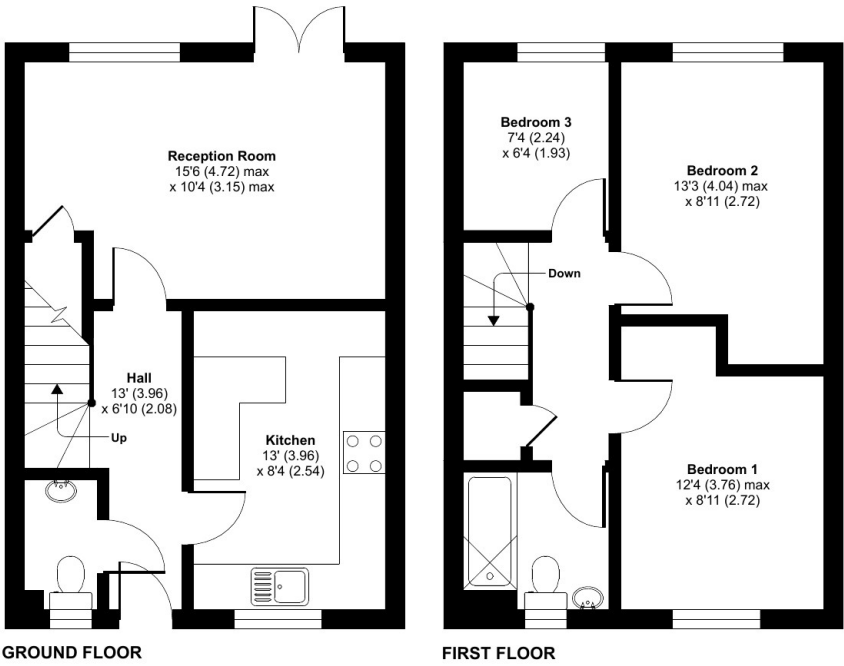
B

EPC

**Wilkie May
& Tuckwood**

Floor Plan

Matravers Way, Taunton, TA1
Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



Description

This three-bedroom semi-detached family home was constructed in 2018 by highly regarded local builders Messrs Summerfield Homes as part of the affordable housing scheme (MyHome).

The Myhome scheme offers purchasers the opportunity to own a property outright however only paying 70% of the open market value (subject to qualifying criteria) from Somerset Council. Unlike shared ownership there is no rent to pay and you own 100% of the property.

- Semi-Detached
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Tandem Length Driveway Offering Off-Road Parking



In brief the accommodation comprises; front door leading into an entrance hall with cloakroom off. There is a generous size living/ dining room at the rear of the property with French doors leading out onto the garden. A kitchen/breakfast room is found at the front of the property and is fitted with a matching range of wall and base units, roll edge work surfaces and tiled splashbacks along with an integrated electric oven, gas hob and extractor fan over, space for a tall fridge/ freezer, washing machine and dishwasher.

To the first floor are three bedrooms and a family bathroom. The property is heated via a mains gas fired central heating system and is uPVC double glazed. Externally, the rear garden is fully enclosed on all sides and has gated side access. The garden has been creatively landscaped with the addition of timber decking adjoining the rear of the property along with two terraced areas of lawn. There is a tandem length driveway offering off-road parking for two vehicles.



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/magnets.overture.conquests

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 with EE & Vodafone; limited voice & data with Three. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

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

Agents Note: We understand there is an Estate Management Charge for this development of £200 p/a.

Agents Note: This property is a Section 106 and comes with purchaser eligibility criteria. Any successful purchaser will need to be pre-approved by Somerset Council. Please contact this office for eligibility criteria.

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.



Tel: 01823 332121

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

