



31 Farm View
Taunton, TA2 7QY
£270,000 Freehold


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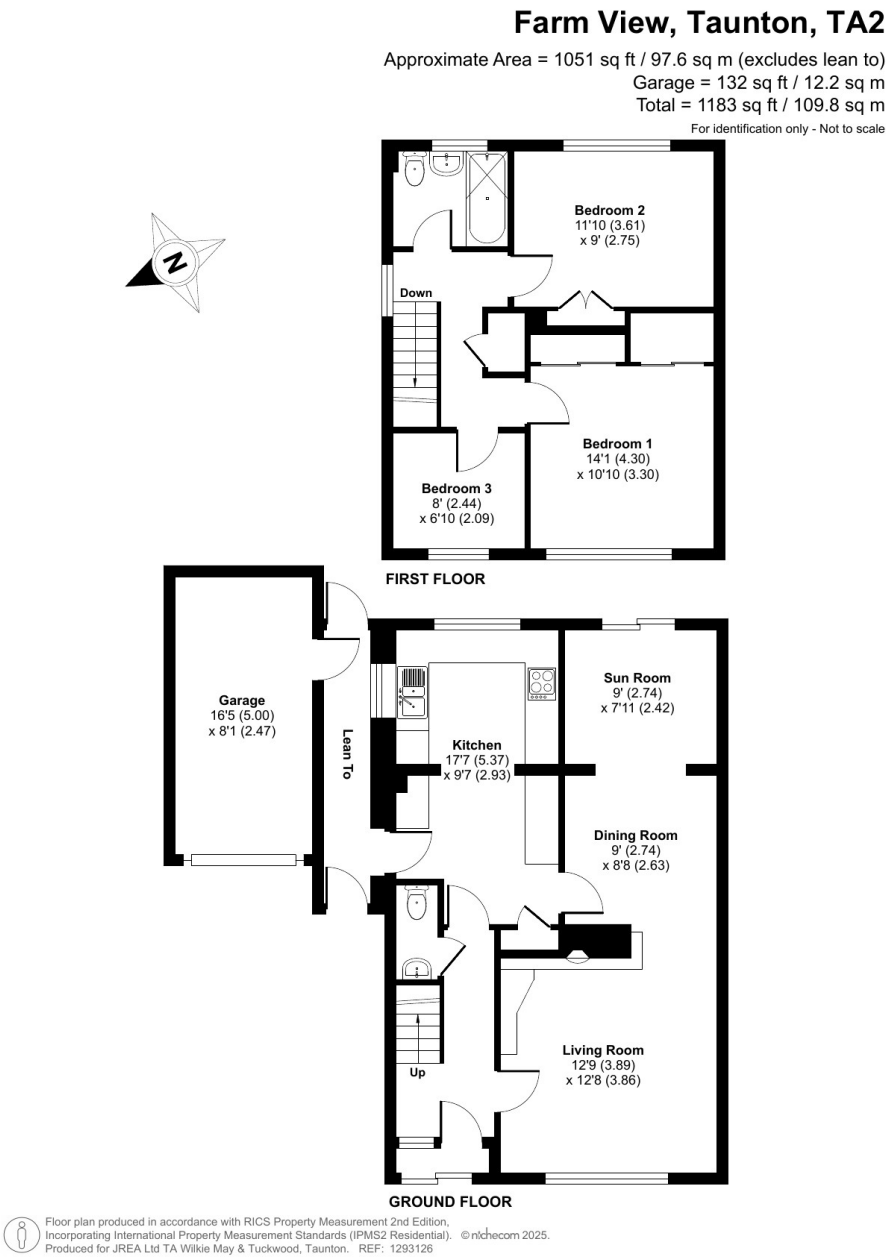

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**Wilkie May
& Tuckwood**

Floor Plan



Description

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

The property benefits from a mains gas fired central heating system and is fully double glazed with uPVC windows throughout.

To the rear, the garden is a generous size and enjoys a private, non-overlooked aspect – ideal for relaxing or entertaining. Adjacent to the house is a single garage equipped with power and lighting.

At the front, there is a further garden area and a driveway offering off-road parking for several vehicles.

- Three Bedrooms
- Semi-Detached Family Home
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Good Size Rear Garden
- Single Garage
- Ample Off-Road Parking
- No Onward Chain



The accommodation is arranged over two floors and offers well proportioned living space throughout. Upon entering, a front door opens into the entrance hallway with stairs rising to the first floor. A door leads into the spacious living room, which features a large, double glazed window to the front aspect, a gas fire, and an open archway through to the dining room. From here, a door leads into the kitchen, while a second archway opens into the sunroom, providing a bright and versatile space overlooking the rear garden. The kitchen is well equipped with a range of wall mounted and base storage units, roll-edge work surfaces, and a breakfast bar. Additional features include a stainless steel sink with mixer tap, an integrated hob with extractor fan above, an eye-level integrated oven, space and plumbing for a washing machine, and space for an under-counter fridge.

A large, double glazed window offers a pleasant view over the rear garden, and a side door provides access to a covered passageway between the house and the garage, leading to both the front and rear gardens. The garage benefits from an up-and-over door to the front, a courtesy door to the rear, and is supplied with both power and lighting. Completing the ground floor is a useful understairs cloakroom with low level wc and a wash hand basin. Upstairs, the first floor landing leads to three bedrooms, two of which include built-in wardrobes. The family bathroom comprises a panelled bath with shower over, a low-level WC, and a wash hand basin. Externally, the rear garden is a generous size, laid mainly to lawn with a patio area and well established flower and shrub borders. Additional features include an outdoor tap and exterior lighting. To the front of the property, there is a further lawned garden area and a spacious driveway providing off-road parking for two to three 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/harp.turned.warm

Council Tax Band: C

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

Mobile Phone Coverage: Indoor—limited voice & data with EE, Three, O2 & 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 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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