



28 Orchid Close

Taunton, TA1 3XL

£285,000 Freehold

  
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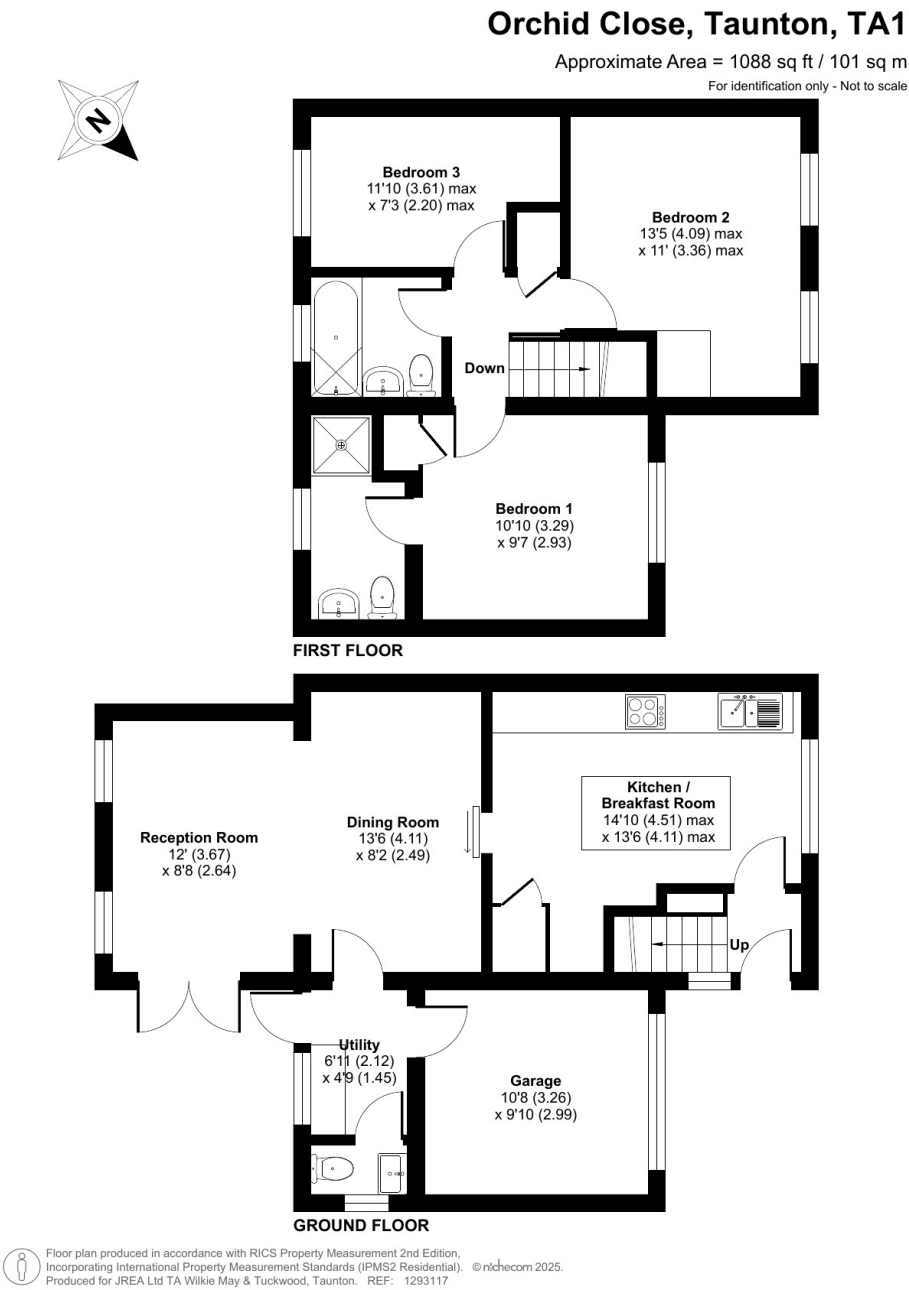
  
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Wilkie May  
& Tuckwood

Floor Plan





# Description

Tucked away in a quiet position, this beautifully presented three bedroom end of terrace family home has undergone extensive refurbishment and renovation over the past two years. Upgrades include a new two-storey extension, a modern kitchen, and stylish new bathrooms.

The property offers spacious and well arranged accommodation across two floors, benefitting from mains gas fired central heating and uPVC double glazing throughout.

Outside, the rear garden is private and enclosed, ideal for family life or entertaining. To the front, a driveway provides off-road parking for two vehicles, along with a single garage – part of which is currently used as a utility room.

- Three Bedrooms
- End Terrace Home
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Off-Road Parking
- Beautifully Presented Throughout



The accommodation comprises a double glazed front door leading into an entrance hallway, with stairs rising to the first floor and a door providing access to the kitchen/dining room. The kitchen is located at the front of the house and features an island with a breakfast bar, as well as integrated appliances including an electric oven, microwave, hob, dishwasher, and fridge/freezer. A door from the kitchen leads into the living/dining room, which is a light and airy space with half-vaulted ceilings, two double glazed windows overlooking the rear garden, and a door providing direct garden access. From the dining area, there is access to a utility room with space and plumbing for a washing machine, a door to the rear garden, and a door leading to a ground floor cloakroom comprising a low-level WC and wash hand basin.

On the first floor, there are three bedrooms (bedroom one with an en-suite shower room featuring a low-level WC, wash hand basin, and shower cubicle). The family bathroom includes a panelled bath with shower over, a low-level WC, and a wash hand basin. Externally, the private rear garden is not overlooked and includes a lawn, a patio area, and a timber shed. Alongside the house is a useful gated storage area. To the front of the property, there is a driveway providing off-road parking for two cars, as well as a garage with power, lighting, and a roller door.



## 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/curve.combining.coats](https://www.w3w.co/curve.combining.coats)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor & 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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