

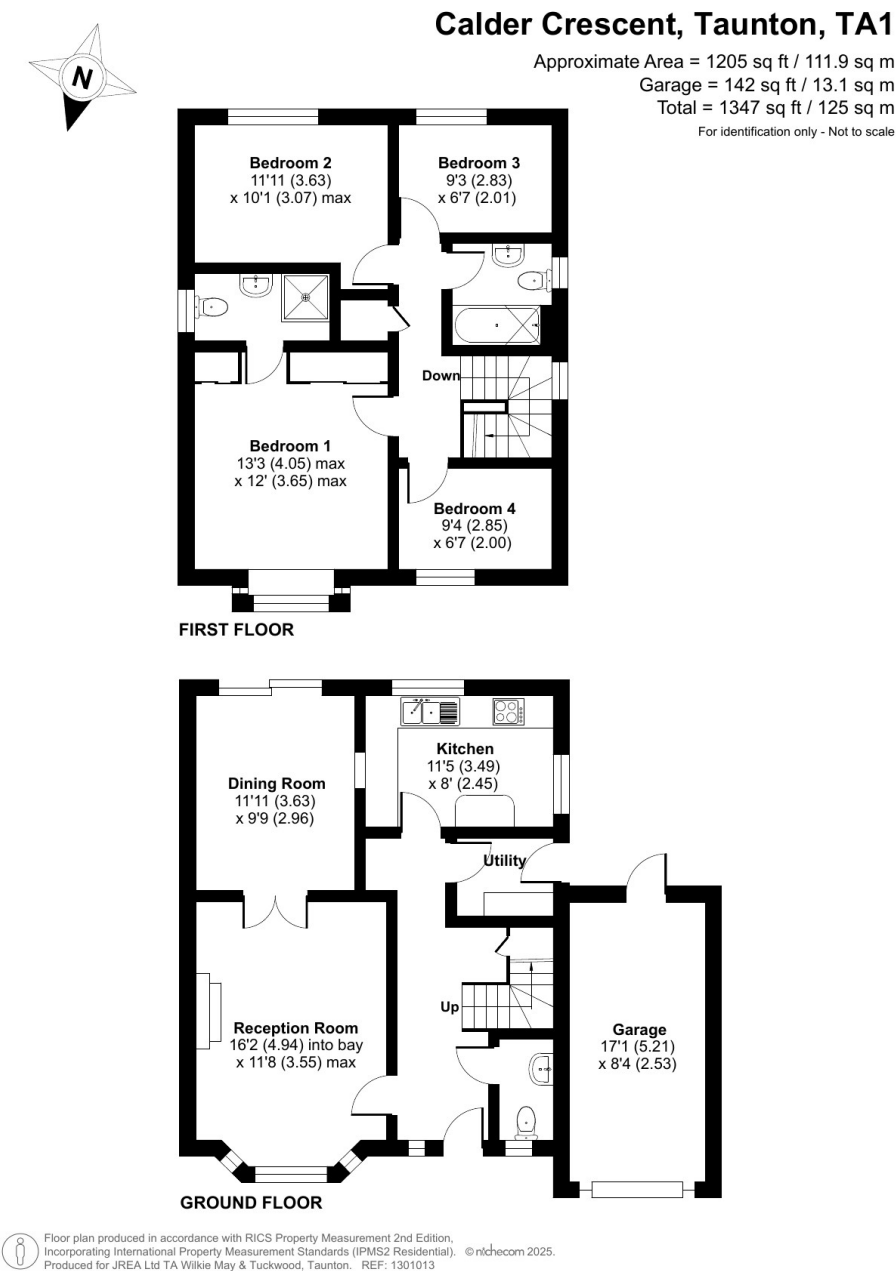


47 Calder Crescent
Taunton, TA1 2NH
£339,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

Situated on the popular Blackbrook development, within a cul-de-sac position, is this four bedroom detached home.

The property, which is offered to the market with vacant possession, benefits from uPVC double glazing and mains gas fired central heating and would benefit from some cosmetic updating however offering great scope to create a superb family home.

- Detached
- Four Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into entrance hall with cloakroom off. There is a generous size living room with doors leading through to a separate dining room, which in turn has patio doors to the garden. The kitchen has been refitted with a range of modern wall and base units, roll edge work surfaces and tiled splashbacks, integrated oven, hob and extractor, wall mounted gas boiler and double aspect windows. A separate utility room offers space for a washing machine, dishwasher and tall fridge/freezer as well as access to the outside. To the first floor are four bedrooms (bedroom one with two built-in mirror fronted wardrobes and access through to an en-suite which comprises of wc, wash hand basin, walk-in shower with tiled surround and shower above).

A family bathroom comprising of wc, wash hand basin, bath with tiled surround and electric shower over completes the accommodation. Externally, the front of the property is hard landscaped with an area of decorative gravel chippings, tarmac driveway leading to a single garage with up-and-over door. The garage has electric, power and lighting as well as access to the garden. The rear garden is fully enclosed with gated side access. A patio adjoins the rear of the property with the remainder of the garden laid to low maintenance gravel chippings.

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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/stub.stuns.hired

Council Tax Band: D

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

Flood Risk: Rivers & Sea—very low. Surface water—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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Tel: 01823 332121

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

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