



40 Trent Meadow
Taunton, TA1 2NP
£175,000 Freehold


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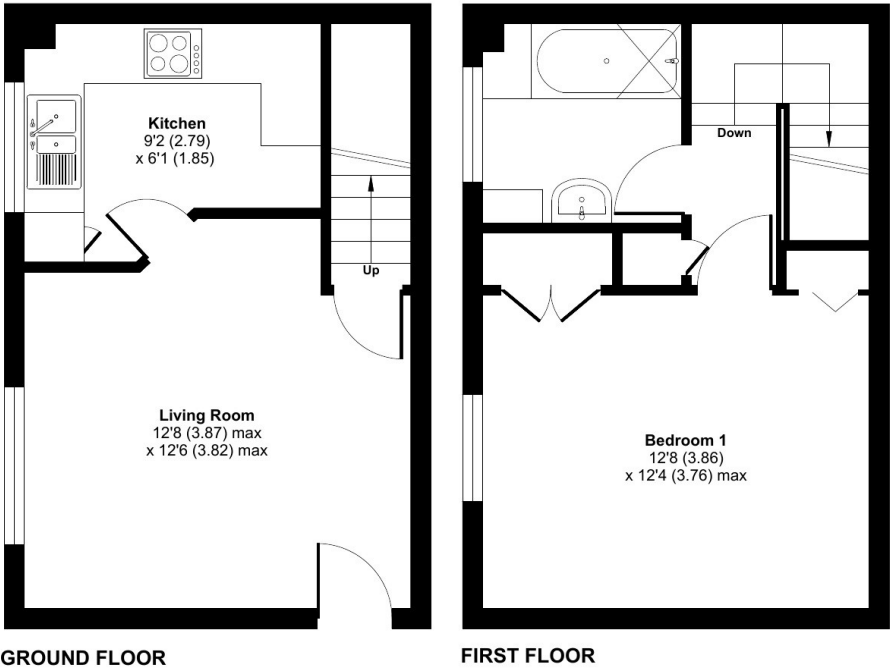
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**Wilkie May
& Tuckwood**

Floor Plan

Trent Meadow, Taunton, TA1
Approximate Area = 488 sq ft / 45.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1302475

Description

Located in a tucked away position in the Blackbrook area of Taunton, this beautifully presented one bedroom house offers a perfect blend of comfort and convenience.

The property benefits from mains gas fired central heating and uPVC double glazing. Additional features include off-road parking and a generously sized, fully enclosed private garden.

Offered to the market with vacant possession and no onward chain, this home represents an ideal opportunity for first time buyers or investors alike.

- One Bedroom
- Back-to-Back House
- Off-Road Parking
- Recently Redecorated Throughout
- Good Size Enclosed Garden
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Vacant Possession & No Onward Chain



The accommodation is arranged over two floors and briefly comprises in brief; a double glazed front door opens into a welcoming living room, featuring a uPVC double glazed window to the front, recessed ceiling spotlighting, and a staircase rising to the first floor. The kitchen is well appointed with a range of matching wall and base units, complemented by roll edge work surfaces and tiled splashbacks. It includes a stainless steel sink with hot & cold mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, and an integrated electric oven with a four-ring electric hob and extractor fan above.

Upstairs, the property offers a generously sized double bedroom with two built-in wardrobes, a uPVC window overlooking the front, and access to the attic via a hatch. Also on the first floor is the family bathroom, comprising a panelled bath with shower over, low-level WC, and wash hand basin. Externally, the private rear garden is detached from the main house and is fully enclosed and accessed via a timber gate. Designed for low maintenance, the garden is predominantly laid to patio and includes two useful garden sheds. The property also benefits from one allocated parking space.



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/clasps.discussed.resonates

Council Tax Band: A

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely with 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.



Tel: 01823 332121

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

