



22 Normandy Drive

Taunton, TA1 2JT

£259,950 Freehold

  
3

  
2

  
1

C

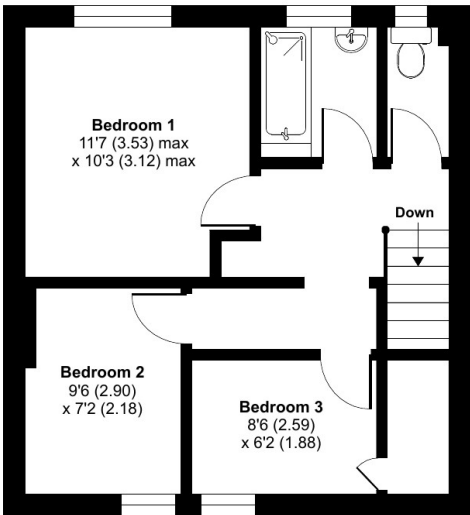
EPC

Wilkie May  
& Tuckwood

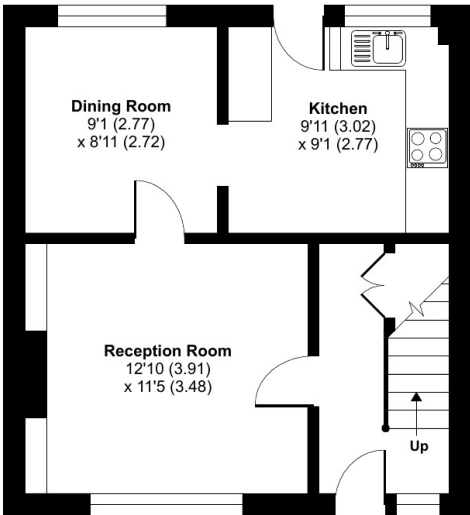
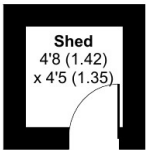
Floor Plan

Normandy Drive, Taunton, TA1

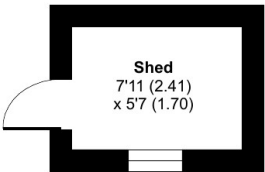
Approximate Area = 838 sq ft / 77.9 sq m  
Outbuilding(s) = 65 sq ft / 6 sq m  
Total = 903 sq ft / 83.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1306283



# Description

A well presented three bedroom family home, conveniently located close to local amenities and just a short distance from Taunton town centre.

The property is arranged over two floors, benefits from uPVC double glazing throughout, and is heated via a mains gas fired central heating system.

To the rear, there is a generously sized, fully enclosed garden, laid mainly to lawn with areas of patio and decking – ideal for outdoor entertaining or family use.

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Close To Schools And Amenities



The accommodation briefly comprises; entrance hallway with stairs to the first floor, doors to the living room and kitchen, and a spacious understairs cupboard with plumbing and space for a washing machine. The living room, located at the front of the property, features a gas fire, built-in storage, and a large uPVC double glazed window allowing plenty of natural light. A door leads through to the dining room, which has a tiled floor and views over the rear garden. The kitchen is fitted with a range of matching wall and base units, roll-edge work surfaces, tiled splashbacks, and tiled flooring. There is space for a gas cooker, fridge/freezer, and dishwasher, with a door providing access to the rear garden.

Upstairs, the main bedroom overlooks the rear garden, while bedrooms two and three are at the front of the property. One of these bedrooms includes a useful storage cupboard over the stairs. The family bathroom includes a panelled bath with shower over and a wash hand basin. There is also a separate wc. Outside, the good size, West facing rear garden is a real feature of the property, with lawn, patio and decking areas, a timber shed, brick-built storage shed, outside tap, lighting, and rear pedestrian access.



### 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/simply.treetop.liberty](https://w3w.co/simply.treetop.liberty)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice & data likely with 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 June 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

