



89 Comeytrowe Lane

Taunton, TA1 5QG

£230,000 Freehold

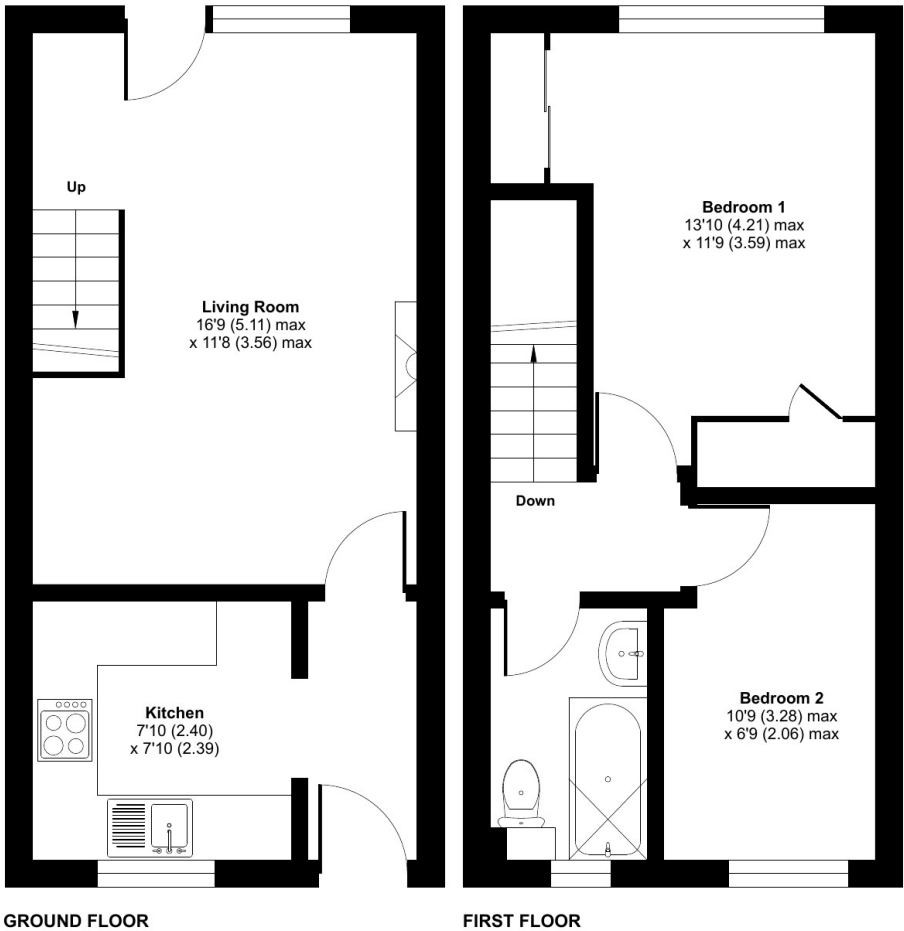
			D EPC
2	1	1	

Wilkie May
& Tuckwood

Floor Plan

Comeytrowe Lane, Taunton, TA1

Approximate Area = 588 sq ft / 54.6 sq m
For identification only - Not to scale



Description

A two bedroom modern mid terrace home with parking, situated within the sought after residential location of Comeytrowe to the West of Taunton.

The property, which is offered to the market in good decorative order throughout, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by a well kept rear garden.

- Terrace
- Two Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Sought After Residential Location
- Well Presented Throughout



Internally, a front door leads into entrance hall with an opening through to a modern fitted kitchen. The kitchen is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, washing machine and tall fridge/freezer as well as a wall mounted gas boiler. A living/dining room is found at the rear of the property with a staircase rising to first floor and doorway leading out to the garden. To the first floor are two bedrooms (bedroom one with built-in mirror fronted wardrobes) and a family bathroom that completes the accommodation.

The bathroom comprises of wc, wash hand basin and bath with electric shower over. Externally, there is an enclosed garden with raised patio adjoining the rear of the house. There are steps down to an area of level lawn with mature borders and further steps down to an area with a timber shed.



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/adults.zoom.scarf

Council Tax Band: B

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

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 July 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

