



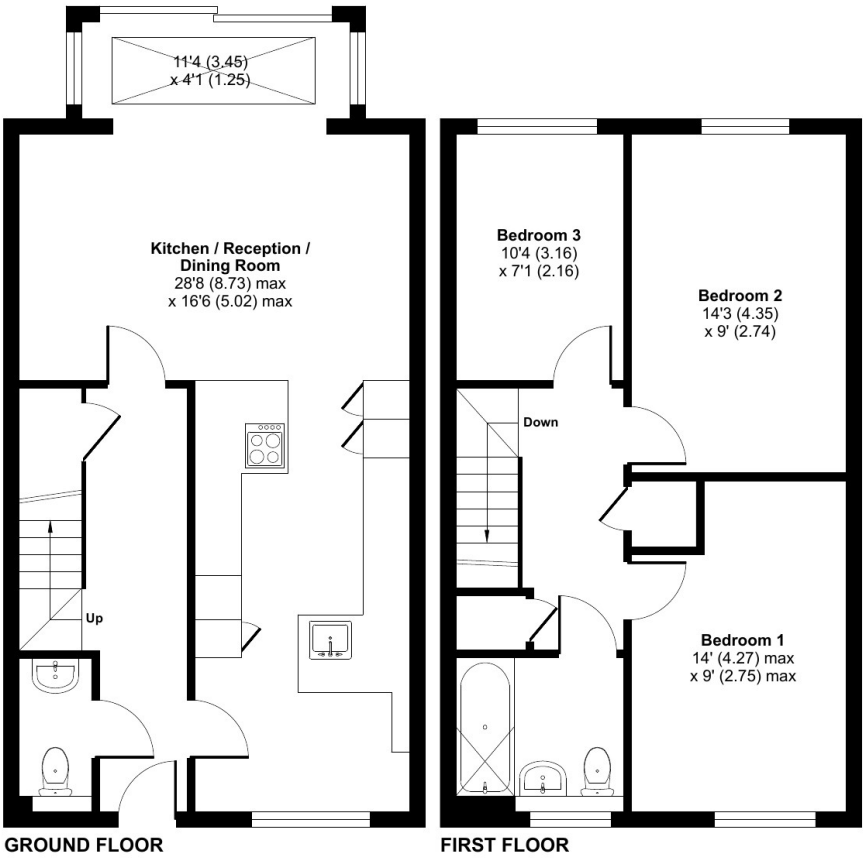
**52 Kings Square**  
Taunton, TA1 3FN  
OIEO £345,000 Freehold

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| <b>3</b>                                                                            | <b>1</b>                                                                            | <b>1</b>                                                                              | <b>EPC</b> |

**Wilkie May  
& Tuckwood**

**Floor Plan**

**Kings Square, Taunton, TA1**  
Approximate Area = 996 sq ft / 92.5 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). © n3chem 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1357576



# Description

Situated in a secure gated development just off South Road, is this beautifully presented three bedroom mid terrace home.

The property, which we believe was constructed in 2016, is benefitted by uPVC double glazing and mains gas fired central heating and is conveniently situated with easy access to Taunton town centre, Vivary Park as well as Kings College, Richard Huish College and Bishops Foxes secondary school.

- Terrace
- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- Secure Gated Development



Internally, a front door leads into entrance hall with a cloakroom off. A generous size living/dining area is found at the rear of the property with sliding patio doors leading out onto the garden. The accommodation merges into a reconfigured open plan kitchen, which is fitted with a matching range of wall and base units, work surfaces and upstands, integrated double oven, gas hob and extractor fan, integrated fridge/freezer, dishwasher and washing machine. From the hallway, a staircase leads to a first floor landing where you will find three bedrooms and a family bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and shower over.

Externally, the rear garden is fully enclosed and has been creatively hard landscaped for ease of maintenance. The majority of the garden is laid to paving slabs with borders on both sides and a gated rear access. To the front is a brick pavior driveway providing off-road parking for one vehicle. There is an additional space almost adjacent to the property. The property overlooks a residents communal green space and play park in the centre of Kings Square.

WM&T



### 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/ahead.falls.mop](https://www.w3w.co/ahead.falls.mop)

**Council Tax Band:** D

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

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

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

**Agents Note:** We understand that there is a Service Charge for this development of £120 per quarter.

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 November 2022. 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

