



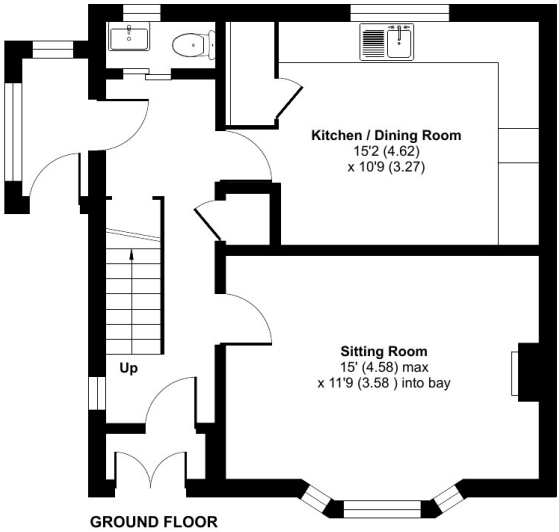
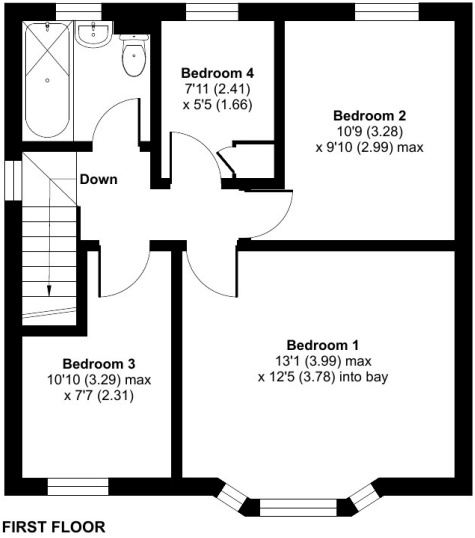
64 Belmont Road
Taunton, TA1 5NU
£235,000 Freehold

			
3-4	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan

Belmont Road, Taunton, TA1
Approximate Area = 951 sq ft / 88.3 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). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1356254

Description

Situated in a tucked away position, this three/four bedroom semi-detached family home offers excellent potential and is now in need of modernisation throughout.

The accommodation is arranged over two floors and benefits from double glazing and a mains gas fired central heating system.

Externally, the property boasts a generous rear garden, gated off-road parking for two vehicles and is offered to the market with vacant possession and no onward chain.

- Semi-Detached House
- Three/Four Bedrooms
- Modernisation Required
- Double Glazed
- Gas Central Heating
- Good Size Garden
- Gated Off-Road Parking
- Vacant Possession And No Onward Chain



The accommodation comprises in brief; an entrance porch leading into a hallway with stairs rising to the first floor and doors to the sitting room, kitchen, and cloakroom. The hallway also benefits from two generous storage cupboards. The sitting room is a good size and features a bay window overlooking the front. At the rear of the property, the kitchen offers a range of matching wall-mounted and base units with work surfaces over, a stainless-steel sink with mixer tap, an integrated eye-level electric oven, and a four-ring gas hob with extractor fan above. There is also space and plumbing for a washing machine, and space for an under-counter fridge and freezer.

A useful ground floor cloakroom includes a low-level WC and wash hand basin. To the side of the property, a rear porch provides access to the garden. On the first floor, there are three bedrooms and a smaller fourth bedroom, ideal for use as a nursery or home office. The accommodation is completed by a family bathroom fitted with a panelled bath and shower over, low-level WC, and wash hand basin. Externally, the rear garden is mainly laid to lawn and includes a brick-built storage shed. A gated driveway to the side of the house provides off-road parking.

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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/orbit.latter.press

Council Tax Band: B

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

Flood Risk: Rivers and Sea—very low. Surface water—very low.

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

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

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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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