



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 does not have sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

IMPORTANT NOTICE: Willie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the purchasers 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, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are as 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 Willie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Willie 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 October 2025. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nicholas. 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.1 Once an offer is accepted by our client, an Administration Fee of £20+VAT1 (£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.

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

Broadband Availability: Superfast with up to 50 Mbps download speed and 9 Mbps upload speed.

Council Tax Band: C

Property Location: w3w.co/social.blocks.curling

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



Taunton, TA1 5PN
£335,000 Freehold

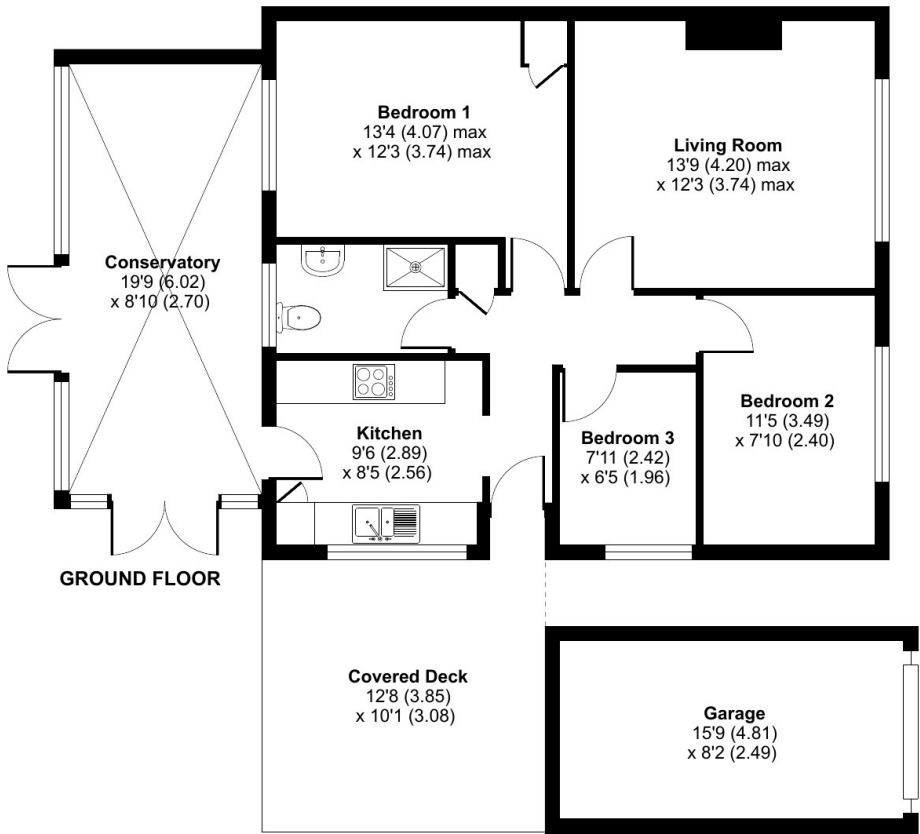


**Wilkie May
& Tuckwood**

Floor Plan

Hoopers Close, Taunton, TA1

Approximate Area = 841 sq ft / 78.1 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 970 sq ft / 90.1 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). © nchecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1365451

WM&T

Description

Occupying a peaceful cul-de-sac position within the sought after residential location of Comeytrove, is this well presented three bedroom semi-detached bungalow.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by the addition of a large double glazed conservatory to the rear that doubles up as a second living room and dining space.

Additionally, the property is set in generous size well kept gardens with a single garage and driveway for two cars.

- Semi-Detached Bungalow
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Off-Road Parking



Internally, a front door leads into entrance hall with access to all principle rooms except the conservatory. A generous size living room is found at the front of the property. A modern fitted kitchen comprising a range of matching wall and base units, work surfaces and tiled splashbacks with integrated oven, gas hob and extractor fan, and space and plumbing for a washing machine. The kitchen leads through into a large conservatory which offers French doors to the side and to the rear, as well as dual aspect windows out onto the garden. From the hallway, access can be gained to all three bedrooms (bedroom one with a built-in cupboard).

A refitted shower room comprising of wc, wash hand basin, walk-in shower with thermostatic shower and chrome towel rail completes the accommodation. Externally, there is a well maintained garden complete with a partially covered decked seating area. The garden is laid predominantly to lawn with mature borders. There is a single garage with electric power and light as well as a driveway that offers parking for two cars to the front.

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