



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/marketadmire.cunv

**Council Tax Band:** B

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

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

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

**Agents Note:** This property is of Lating Eastform construction. Please contact us for more information.

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 purchasers 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 or 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 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 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 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 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 1998. 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

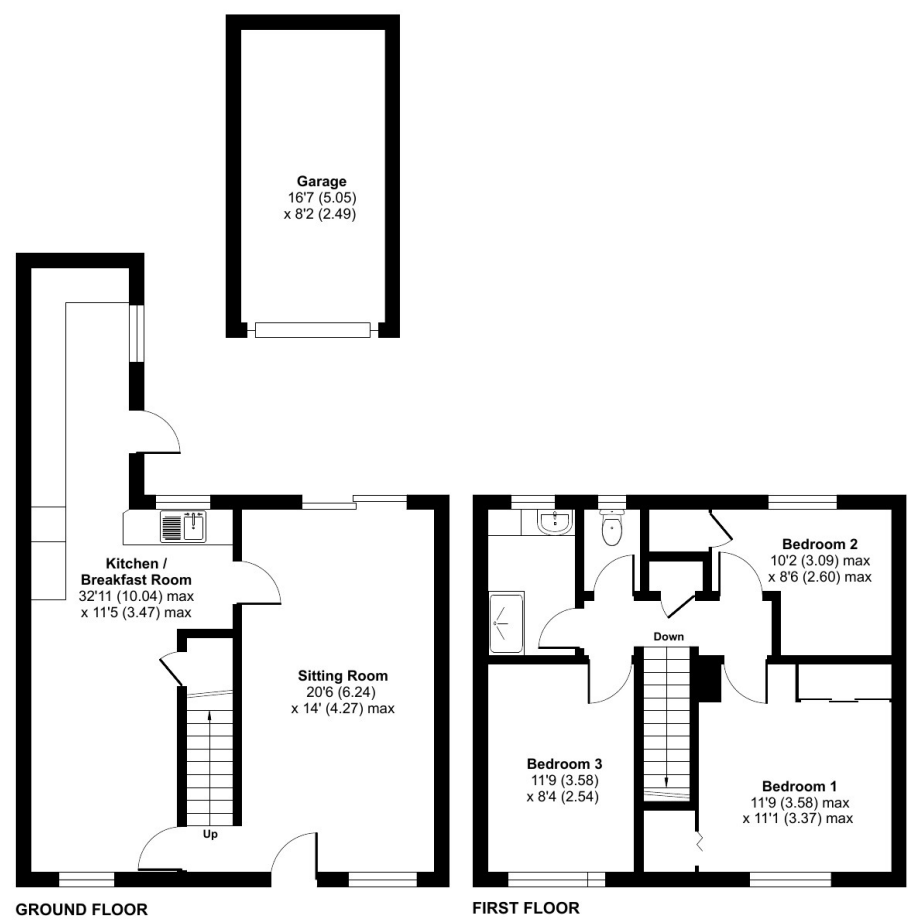




# Floor Plan

## Warwick Road, Taunton, TA2

Approximate Area = 1008 sq ft / 93.6 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1143 sq ft / 106.1 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). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1359915



## Description

A three bedroom semi-detached family home with single garage alongside, set to the North of Taunton.

The property, which benefits from double glazing and mains gas fired central heating, is offered to the market with no onward chain.

Internally, the property offers good size accommodation arranged over two floors, however would benefit from some cosmetic updating with scope to create a superb home.

- Semi-Detached
- Three Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking
- No Onward Chain



In brief, the accommodation comprises; living room with dual aspect windows, fitted kitchen/dining room offering a range of matching wall and base units, work surfaces and tiled splashbacks, integrated oven, gas hob and extractor fan, space and plumbing for washing machine, tumble drier and dishwasher, wall mounted gas boiler, window to side and rear and door to the side. To the first floor are three bedrooms and shower room that comprises of wash hand basin set in a vanity unit, walk-in shower with surround and electric power shower over.

A separate wc completes the accommodation. Externally, the property is set in a fully enclosed garden with an area of patio adjoining the rear of the house. There is gated side access, lawn and shrub borders. The front is approached via a driveway leading to a single garage with up-and-over door.

