



6 Deane Drive
Taunton, TA1 5PD
£275,000 Freehold

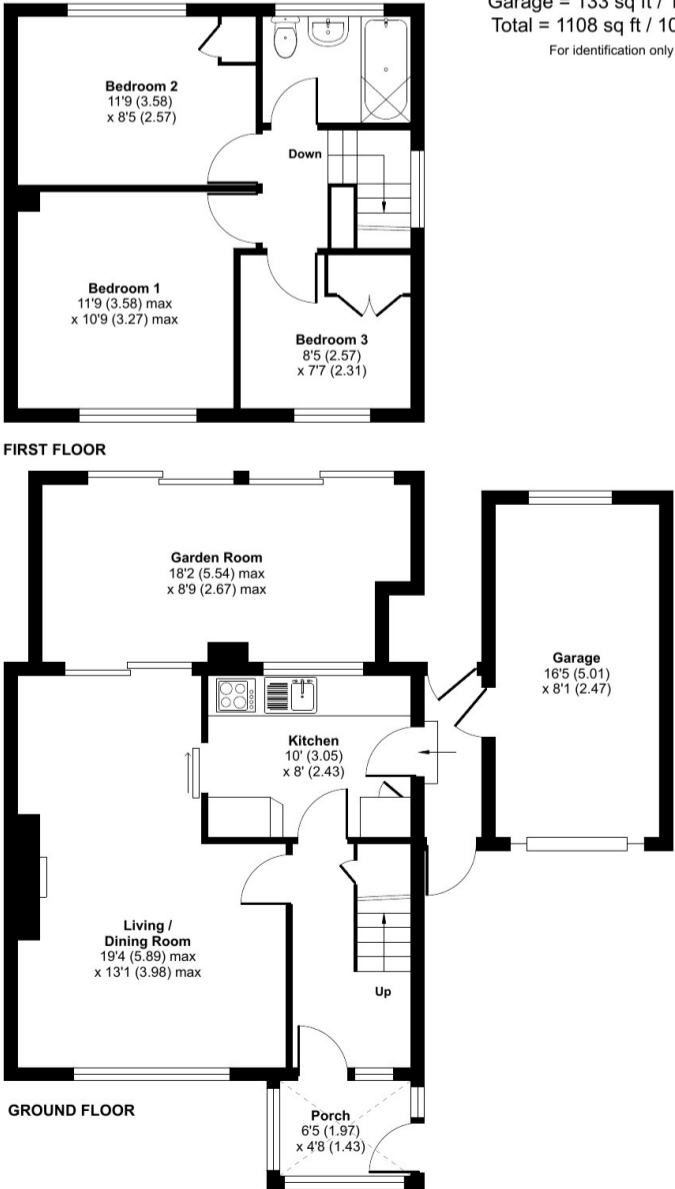
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**Wilkie May
& Tuckwood**

Floor Plan

Deane Drive, Taunton, TA1

Approximate Area = 975 sq ft / 90.5 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1108 sq ft / 102.8 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: 1329393

Description

Located in the sought after Comeytrowe area of Taunton, this three bedroom semi-detached family home presents an exciting opportunity for buyers looking to modernise a property to their own taste.

The home benefits from mains gas fired central heating and double glazing throughout. Externally, it boasts a larger-than-average rear garden – ideal for families or keen gardeners, along with a single garage and driveway providing off-road parking.

The property is offered to the market with vacant possession and no onward chain.

- Three Bedrooms
- Semi-Detached House
- Some Modernisation Required
- Mains Gas Fired Central Heating
- Double Glazed
- Large Rear Garden
- Single Garage & Off-Road Parking
- No Onward Chain



The accommodation is arranged over two floors and comprises in brief; front door leading into an entrance hallway with stairs rising to the first floor. At the front of the house is a well-proportioned living room with a gas fire and back boiler. From here, there is access to a spacious sun room at the rear of the property, complete with patio doors opening into the rear garden. The kitchen is fitted with a range of wall-mounted and base-level storage units with work surfaces over, a stainless steel sink, space for an electric cooker, and a useful understairs storage cupboard.

On the first floor the property offers three bedrooms, two of which benefit from built-in storage. The accommodation is completed by a family bathroom fitted with a panelled bath which has a shower over, low level WC, and a wash hand basin. Externally, the generous rear garden is designed for low maintenance, predominantly laid to patio and gravel chippings. To the side of the property is a single garage with an up-and-over door, power, lighting, and an external tap. In front of the garage, a driveway provides off-road parking for two vehicles.

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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/trader.riding.freed

Council Tax Band: C

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

Mobile Phone Coverage: Check using: <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.



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