



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:** [www.w3w.co/property/hothouse.cheetahs](https://www.w3w.co/property/hothouse.cheetahs)

**Council Tax Band:** C

**Broadband:** Superfast with up to 67 Mbps download speed and 20 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data likely available with EE, Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low, Surface water—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 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, references 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 October 2024. 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 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



1 Mill Lane Close

Trull, TA3 7LB

£299,950 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

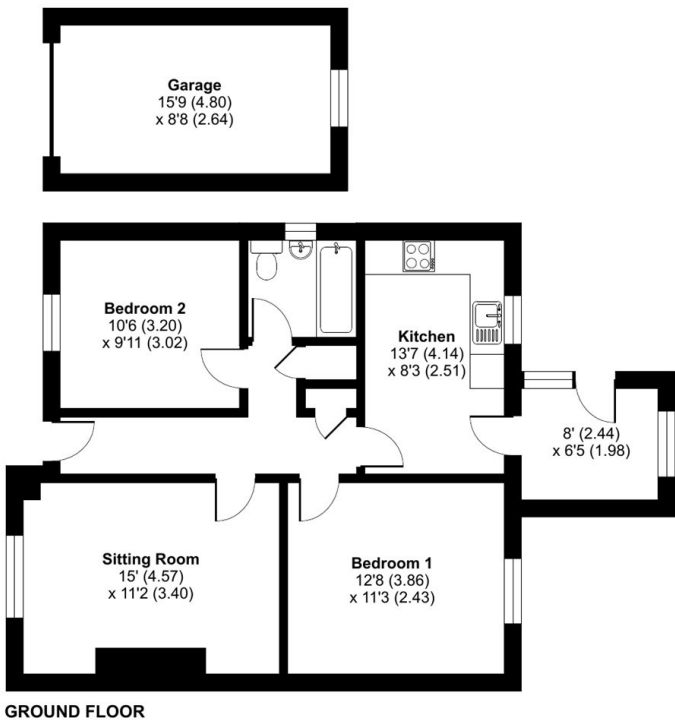
Wilkie May  
& Tuckwood



# Floor Plan

## Mill Lane Close, Trull, Taunton, TA3

Approximate Area = 741 sq ft / 68.8 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 878 sq ft / 81.5 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1197378



## Description

Offered to the market with vacant possession and no onward chain is this beautifully presented, two bedroom semi-detached bungalow situated in a quiet position within the sought after village of Trull.

The accommodation is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a private and enclosed rear garden laid to lawn and patio. Alongside the property there is a single garage and driveway providing off-road parking for several cars.

- Two Bedrooms
- Semi-Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Single Garage
- Ample Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; double glazed front door leading into entrance hallway with doors to all principle rooms off. The living room is a good size with a feature fireplace and uPVC double glazed window with aspect to the front. The newly fitted kitchen offers a good selection of matching wall and base storage units with work surfaces above, space and plumbing for a washing machine, space for under counter fridge, eye level integrated electric oven, integrated microwave, and an integrated four ring electric hob with extractor fan above. Off the kitchen there is a sunroom with door providing access into the rear garden.

The bathroom comprises low level wc, wash hand basin and panelled bath with a shower over. The two bedrooms are both double rooms, one overlooking the front and the other with an aspect to the front. Externally, the rear garden is private and not overlooked. The garden is laid predominantly to lawn with an area of patio and a side gate. Alongside the property there is a single garage with up-and-over door, power and electric. In front of the garage there is a driveway providing off-road parking for three vehicles. A smaller area of garden laid to lawn can be found in front of the bungalow.

