



Beadon Road

Taunton, TA1 2DL

£250,000 Freehold



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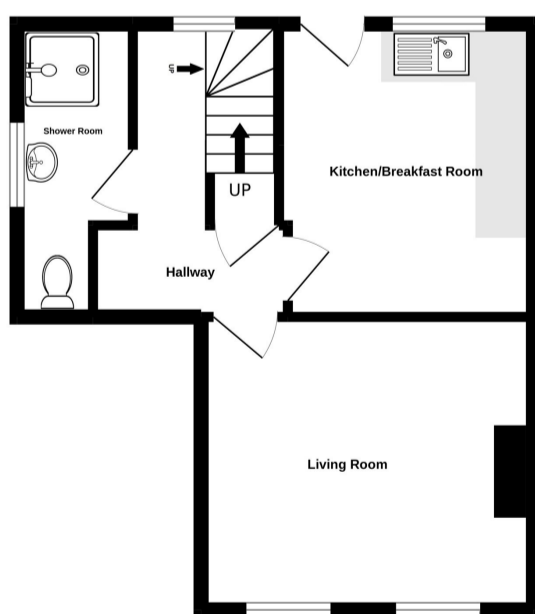
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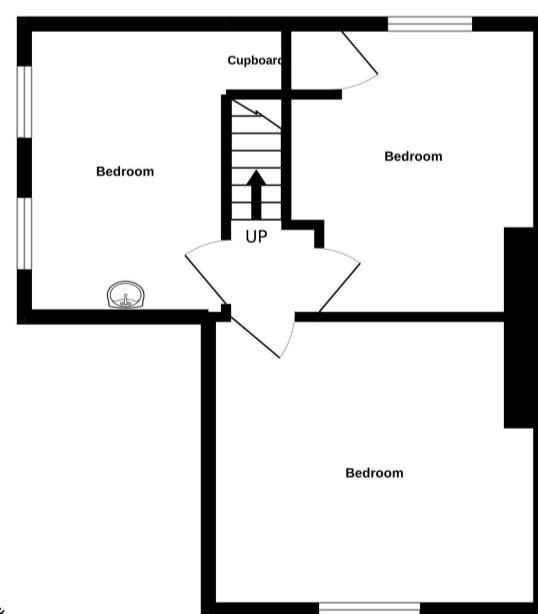
Wilkie May
& Tuckwood

Floor Plan

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WILKIE MAY
& TUCKWOOD

GROUND FLOOR: LIVING ROOM: 11'5" x 12'11" (3.47m x 3.93m), KITCHEN/DINER: 9'10" x 11'5" (2.99m x 3.47m), SHOWER ROOM: 11'4" x 4'6" (3.45m x 1.37m)

FIRST FLOOR: BEDROOM ONE: 12'11" x 11'7" (3.93m x 3.53m), BEDROOM TWO: 11'4" x 9'9" (3.45m x 2.97m), BEDROOM THREE: 7'9" x 11'2" (2.36m x 3.40m)

WM&T

Description

This three bedroom older style ex-authority semi detached home offers well proportioned accommodation arranged over two floors.

Benefitted by some double glazing and gas fired central heating, the property is handily located for commuters within easy reach of Junction25 to the M5 motorway yet well situated for town.

- Semi Detached
- Three bedrooms
- Front And Rear Gardens
- Gas Central Heating
- Off-Road Parking



The property is set on a good size plot with front and rear gardens, as well as off-road parking. Internally, a front door leads into wide entrance hall. A living room is found at the front of the property and a kitchen/diner at the rear. The kitchen is fitted with a range of matching wall and base units, rolled edge work surfaces with space for cooker and space and plumbing for washing machine and tall fridge/freezer, along with access to the garden.

A separate shower room with w/c, wash hand basin and walk-in shower with electric shower over completes the ground floor. To the first floor are three bedrooms. Externally, as previously mentioned, there are front and rear gardens as well as off-road parking.

WM&T



GENERAL REMARKS AND STIPULATION

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 West and Taunton Council, Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE.

Property Location: w3w.co/villas. Rotate.expiring

Council Tax Band: B

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 November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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 PROPERTY MISDESCRIPTIONS ACT 1991 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.