



99 Dorchester Road
Taunton, TA2 7RL
£235,000 Freehold


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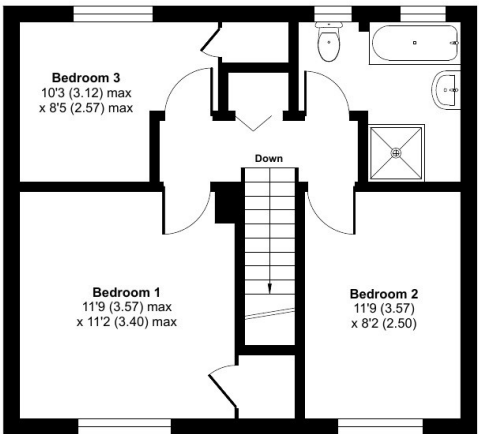
EPC

**Wilkie May
& Tuckwood**

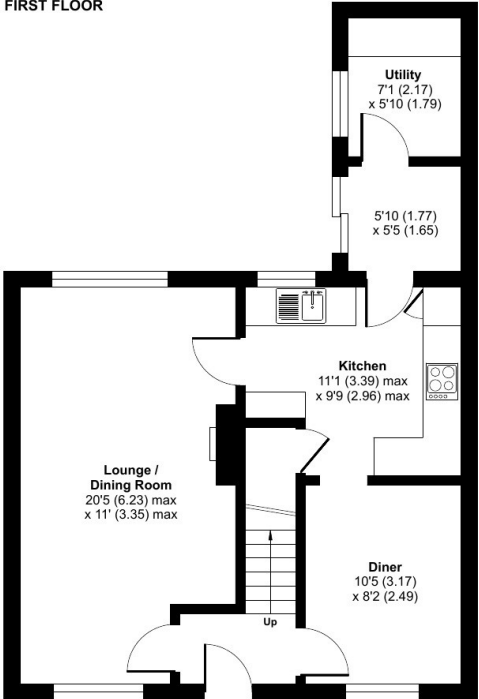
Floor Plan

Dorchester Road, Taunton, TA2

Approximate Area = 1008 sq ft / 93.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1361154

Description

This three bedroom, end of terrace family home is found to the far North of Taunton and offers spacious accommodation arranged over two floors served by uPVC double glazing.

The property, which offers generous size living space, benefits from a fully enclosed garden.

- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Low Maintenance Rear Garden



In brief, a front door leads into entrance hall with staircase rising to first floor. There is a generous size living room with dual aspect windows to front and rear, as well as access through to a fitted kitchen. The kitchen comprises of a range of wall and base units, work surfaces and tiled splashbacks with integrated oven, gas hob and space and plumbing for a dishwasher. There is access through to a separate dining room with a gas heater and front aspect. From the kitchen, there is also access to a useful utility space with space and plumbing for a washing machine and space for a tumble dryer as well as access to the outside.

To the first floor are three bedrooms and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and a separate walk-in shower with electric shower. Externally, the rear garden is fully enclosed with gated side access. There is a generous size area of patio adjoining the rear of the property, which leads on to low maintenance lazy lawn and an area of gravel chippings.



GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, mains electricity, mains drainage.

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

Property Location: [w3w.co/poet.torn.sooner](https://www.w3w.co/poet.torn.sooner)

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—very low.

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

Agents Note: Due to its EPC rating, this property cannot be let.

Agents Note: This property is of Laing Easiform 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 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 October 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.

Tel: 01823 332121



Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

