



WEDLANDS

Taunton, TA2 7AE

Price £225,000

Tamlyns

PROPERTY DESCRIPTION

Situated in a larger than average plot with further potential (subject to the relevant planning permission) this 3 bedroom extended family home is being sold with the benefit of no onward chain.

The property briefly comprises of entrance hall, lounge, dining room, kitchen and to the first floor, 3 bedrooms, shower room and further benefits of gas central heating and double glazing.

Outside there are front, rear and side garden and off street parking.

Situation

*Extended 3 Bedroom House *Lounge *Dining Room *Kitchen *Shower Room
*Front, Rear & Side Gardens *Off Street Parking *No Onward Chain

Local Authority

Somerset Council Tax Band: B
Tenure: Freehold
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All measurement are approximate.

Hallway

Side door into entrance hall with stairs leading to the first floor and door into dining room.

Dining Room

12'3 × 15'07 (3.73m × 4.75m)
3 × double glazed window to the front, radiator, opening through to

Kitchen

15'07 × 8'6 (4.75m × 2.59m)
Double glazed window to the front, range of wall & base units with rolltop work surface over, space and plumbing for washing machine & dishwasher, space for fridge / freezer, wall mounted boiler, radiator, door leading to

Lounge

17'5 × 12'1 (5.31m × 3.68m)
2 × double glazed windows over looking the rear garden, French doors leading out to the rear garden, 2 × radiators and understairs cupboard.

First Floor

Landing

Double glazed window to the rear, doors leading to:

Bedroom 1

10'07 × 10'02 (3.23m × 3.10m)
2 × double glazed windows to the front, radiator.

Bedroom 2

13'02 × 7'57 (4.01m × 2.13m)
2 × double glazed windows to the front, radiator.

Bedroom 3

7'93 × 7'92 (2.13m × 2.13m)
Double glazed window to the radiator, radiator, built in wardrobes.

Shower Room

5'96 × 5'45 (1.52m × 1.52m)
Obscure double window to the front, low level w/c, pedestal wash hand basin, enclosed corner shower cubicle, radiator.

Outside

Front Garden

Mainly laid to lawn with mature hedges.

Rear Garden

Enclosed rear garden mainly laid to patio with a workshop.

Side Garden

Larger than average side garden with further potential (subject to planning) mainly laid to lawn with a range of plants and shrubs.

Off Street Parking

Gated driveway providing off street parking for multiple vehicle's.

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Material Information...

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Additional information not previously mentioned

- Mains electric, gas and water and mains
- Not on a water meter.
- Gas Central Heating
- Mains sewerage septic.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



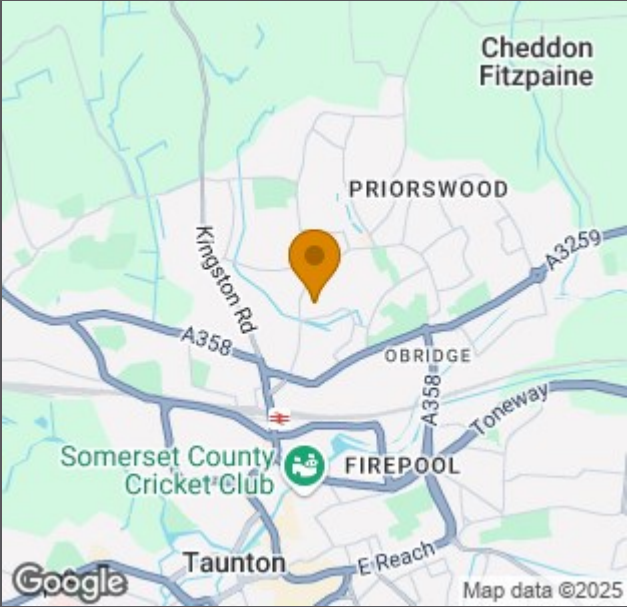




PLAN



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

