

Building Plots, Wyvern Road

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Wyvern Road, Taunton, TA1 4RB

Taunton town centre 1.7 miles

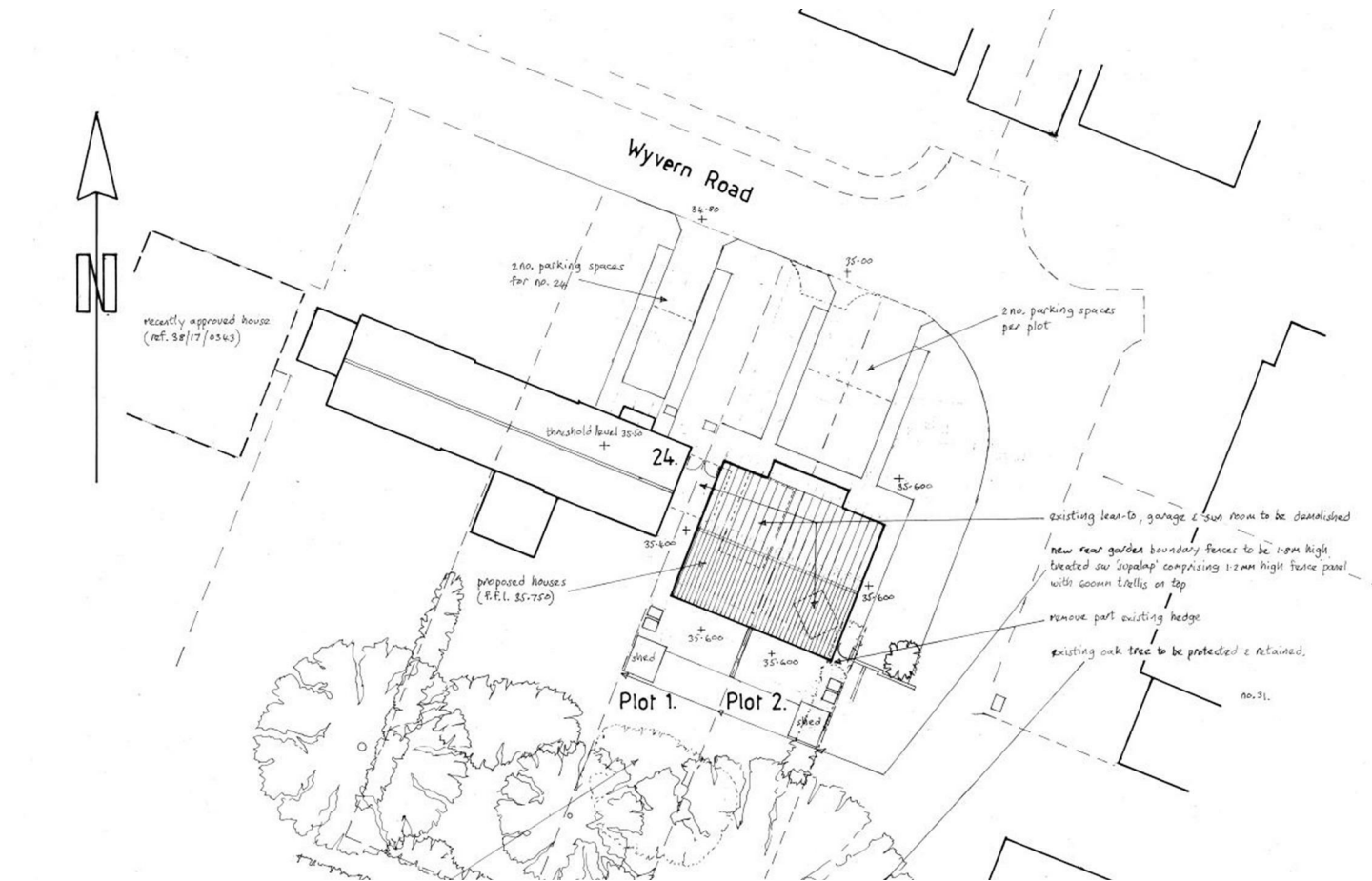
An exciting development opportunity with planning permission granted for the erection of two semi detached houses with gardens and off road parking.

- Detailed planning permission granted
- Two semi detached houses
- Both with three bedrooms, master ensuite
- Lounge and open plan kitchen/dining rooms
- Gardens
- Two off road parking spaces
- Popular location
- For sale by informal tender

Informal Tender £200,000

SITUATION

Situated in a favoured location close to the town centre within easy walking distance of local amenities and close to popular schools. Taunton has a very good town centre for shopping, restaurants, bars and cafes as well as a number of retail parks including Hankridge Farm Park to the east of the town. Taunton is home to Somerset County Cricket Club and is also known for it's popular race course to the north of the town centre. Vivary Park is a 19 acre park at the heart of the town with tennis courts and 18 hole golf course. There is also the Brewhouse Theatre, Odeon cinema and museum.. Taunton is accessed from the M5 at junction 25 and the railway station provides a regular service to Bristol Temple Meads and London Paddington.



DESCRIPTION

A detailed planning consent has been granted for the erection of two semi-detached houses situated in a quiet cul-de-sac within one of Taunton's most popular locations. Each property will have an entrance hall with cloakroom, lounge and open plan kitchen/dining room. On the first floor there will be three bedrooms, the master bedroom having an ensuite shower, and a family bathroom suite.

The properties will have two off road parking spaces and gardens to the rear and side.

The plot is level, has it's own access and has been cleared between the garage and the host property.

SERVICES

The property has access to all main services, including gas. Interested parties are advised to make their own enquiries in regard to services prior to exchange of contract.

VIEWINGS

The site can be viewed during daylight hours.

DIRECTIONAL NOTES

From Taunton proceed out of town into Trull road and just opposite Queens College turn left into Queens Drive. Follow the road ot the bottom and proceed over the bridge and bear right and follow the road around two left turnings and bear right into Wyvern Road and the site can be identified on the right hand side just before the entrance to the care home.

PLANNING

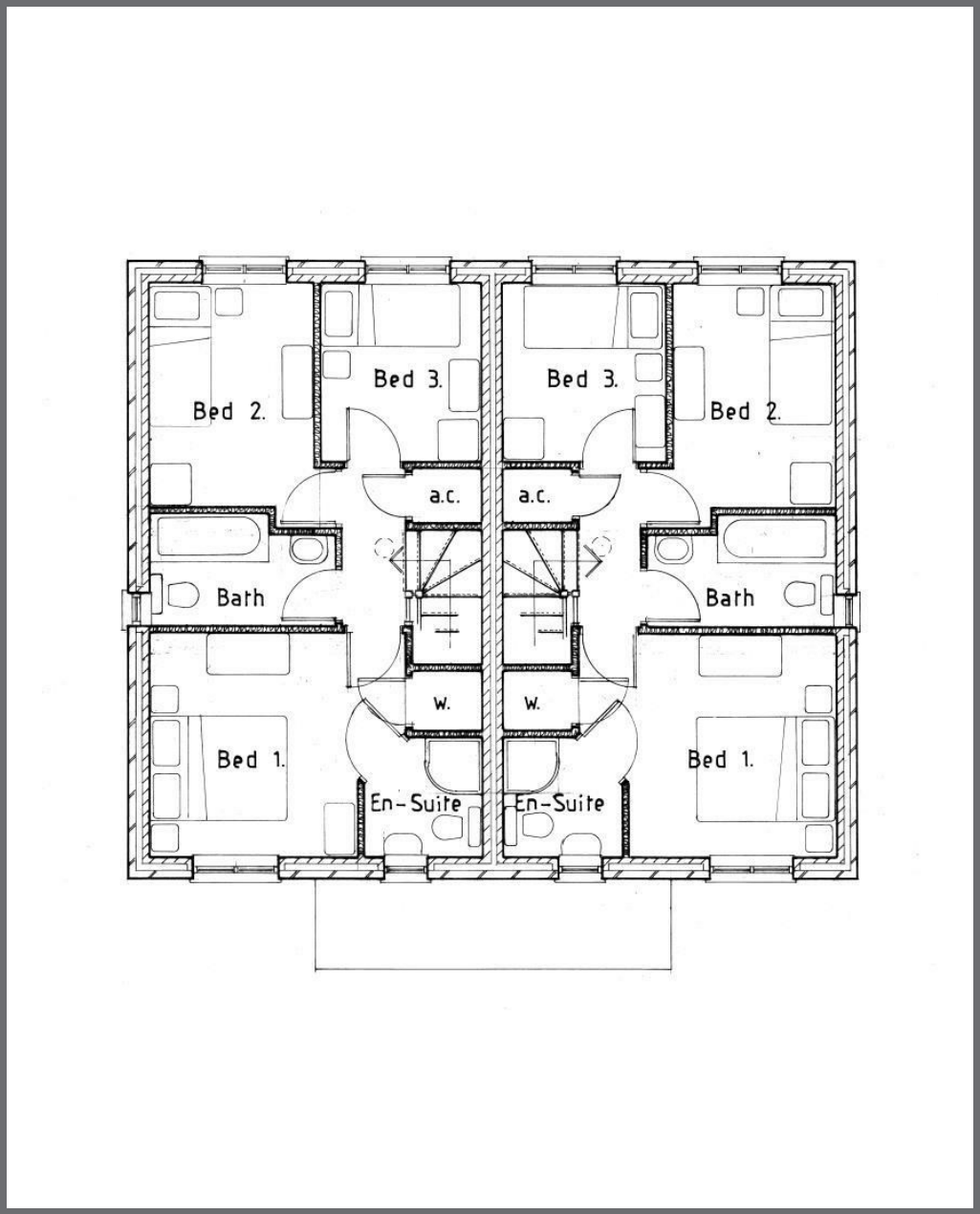
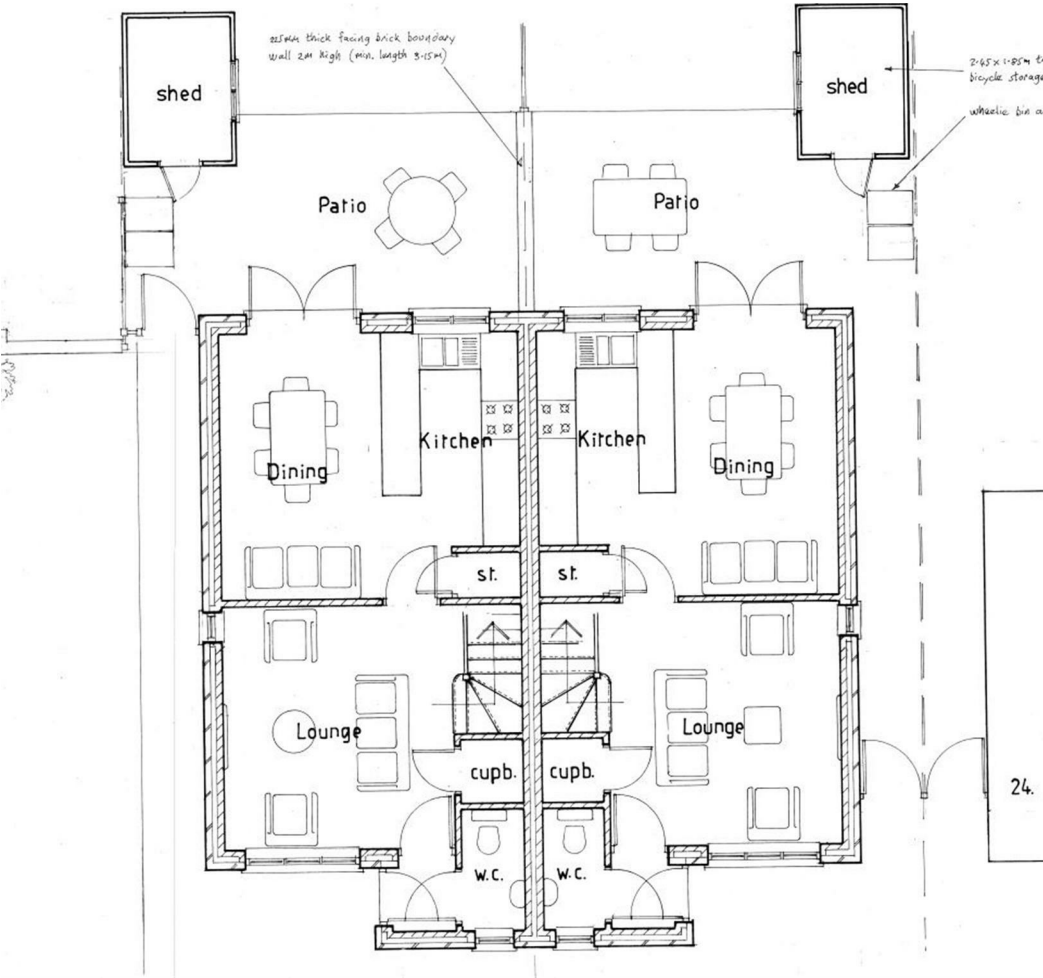
Further details can be found on the Taunton Deane council website under planning reference 38/18/0083

METHOD OF SALE

The building plots at Wyvern Road are for sale by Informal Tender by Friday 28th June at 12 noon, unless sold prior.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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