



Located on the edge of Priorswood and conveniently positioned close to local shops and amenities is this generous sized, older style 3 bedroom terraced house with 2 reception rooms and a double glazed conservatory.

The property has 3 first floor bedrooms and a separate bathroom and WC. There is double glazing and gas central heating and a lawned rear garden. The property is situated towards the end of a cul de sac and benefits from a pedestrian frontage. An early viewing is recommended to appreciate the size of this comfortable property.



Key Features

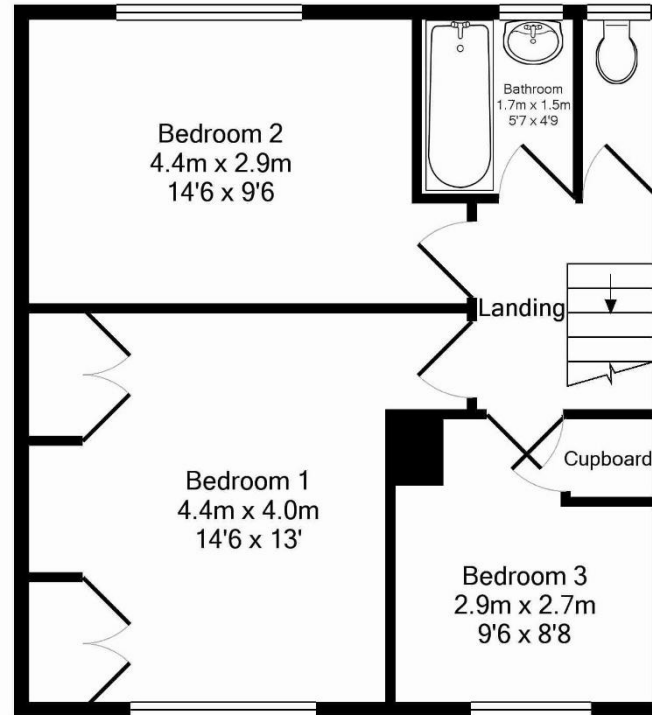
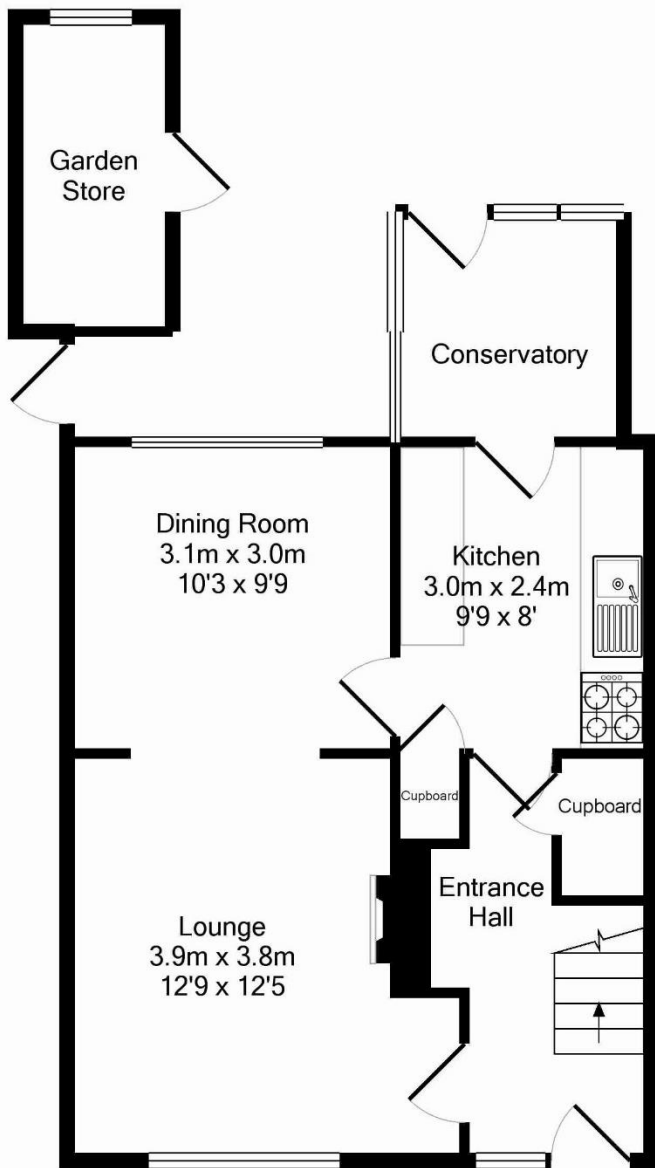
- An older style terraced family house
- Pleasant cul-de-sac location with a pedestrian front
- Conveniently placed for local shops and amenities, town centre 1.5 miles
- Spacious lounge and separate dining room
- Modern kitchen and a double glazed conservatory
- 3 bedrooms (2 doubles)
- Bathroom with white suite and a separate WC
- Double glazing, gas central heating
- Enclosed front garden with side access to the rear
- Enclosed rear garden with westerly aspect and pedestrian rear access





Directions: From the centre of Taunton or the M5 motorway, proceed over the Obridge Viaduct and continue straight across the roundabout into Eastwick Road. Take the second right into Horner Road, then the second left into Fairfield Road and second right into Adcombe Road. Continue towards the end of the cul-de-sac where the property will be found on the left hand side, identified by our For Sale board.





Tenure: Freehold

Tax band: B

Services: Mains gas, water, electricity and drainage.

The property is of a non standard construction and buyers are advised to contact the agent for additional information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Wilson's Taunton
Tel: 01823 324 324 / 07738000028

info@wilsonsestateagents.co.uk
www.wilsonsestateagents.co.uk