



WILSONS
ESTATE AGENTS
FOR SALE
01823 324 324

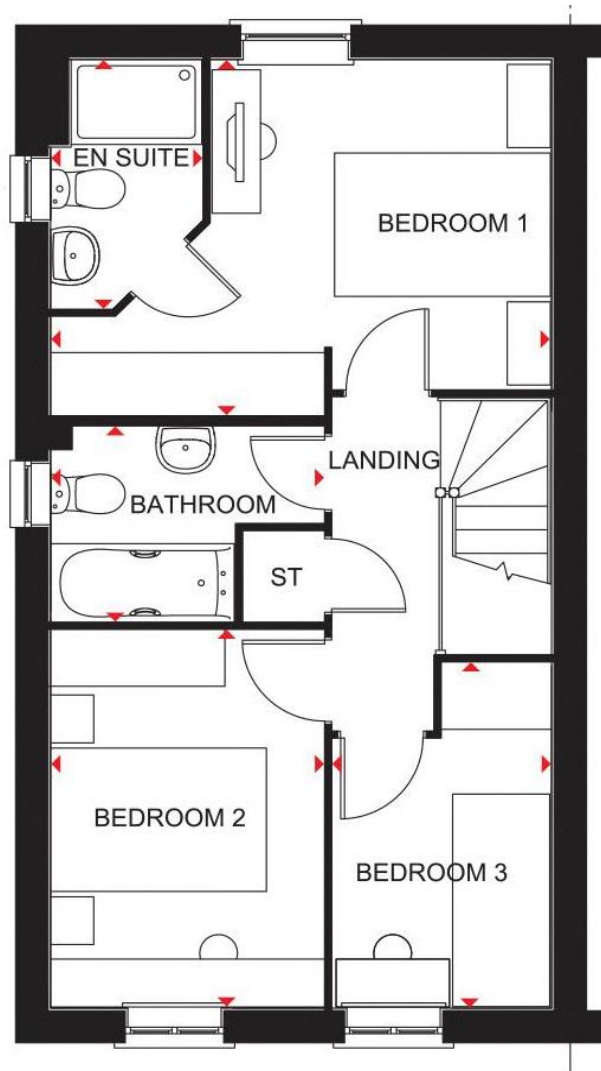
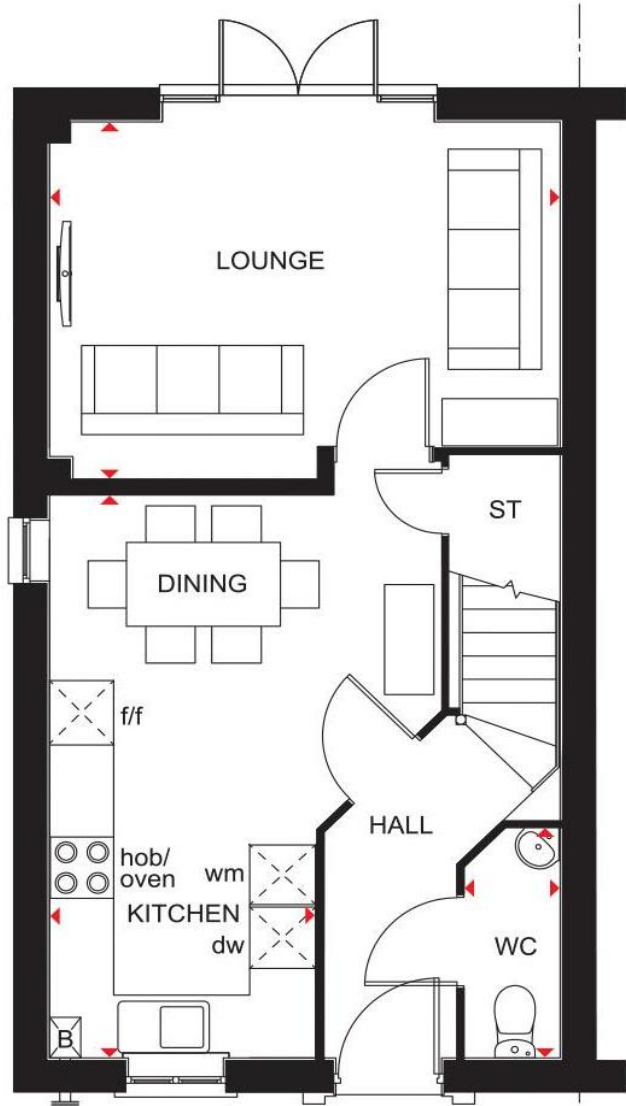
Welcome to this stunning modern home in the charming Mill Garden area of Taunton. Conveniently located close to nearby shops and amenities, this property is perfectly positioned for easy living. As you enter this beautifully presented home, you'll be greeted by a warm and inviting entrance hallway, complete with a convenient cloakroom/WC and stairs leading to the first floor. The modern kitchen has been meticulously upgraded by the current owner, boasting a range of high-quality built-in appliances and a lovely window that frames the views of the front. The adjacent dining area provides ample space for family gatherings, while an understairs storage cupboard offers practical storage solutions. A door leads through to the spacious lounge at the rear of the house, where French doors open onto a surprisingly large and picturesque rear garden. Upstairs, you'll find three generous bedrooms, including a master bedroom with its own en-suite shower room and built-in wardrobes complete with a family bathroom including bath and overhead shower.

Key Features

- A delightful modern David Wilson built terraced house
- Conveniently located close to local shops, amenities and a bus stop
- Well presented accommodation throughout
- Entrance hallway with cloakroom/WC
- Generous upgraded kitchen (with built in appliances) and dining area
- Lounge with French doors opening onto the west facing rear garden
- Main bedroom with en-suite and built in wardrobes
- 2 further bedrooms and family bathroom
- Double glazing and gas heating. Generous sized rear garden with side access
- 2 allocated off road parking spaces







Tenure: Freehold

Tax band: C

Property Location:
w3w.co/form.season.ages

Services: The property is connected to mains water, mains electricity, mains drainage and mains gas. The property is required to pay for an annual service charge for the upkeep of the communal grounds.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£268,500
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Terraced House
Property construction	Standard construction
Number and types of room	Please see floor plan for room names and numbers
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & Data available with EE, Three, O2 & Vodafone.
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated/informed by the seller/s on the PIQ forms
Restrictions	Nothing stated/informed by the seller/s on the PIQ forms
Rights and easements	Nothing stated/informed by the seller/s on the PIQ forms
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated/informed by the seller/s on the PIQ forms
Accessibility/adaptations	Nothing stated/informed by the seller/s on the PIQ forms
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	An annual service charge



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.