



Available with no onward chain is this comfortable, modern terraced house located less than 2 miles from the town centre with an allocated parking space and GARAGE at the rear. The accommodation comprises of an entrance hallway with a cloakroom/WC and an open plan living/dining room with a kitchen to the front aspect. There are 2 bedrooms and a bath/shower room to the first floor and the property benefits from double glazing and gas heating. There is a small low maintenance front garden and to the rear an enclosed, low maintenance rear garden with a patio. There is a gate to the far end which provides access to the garage which is located under the coachhouse to the rear. No onward chain.

AGENTS NOTE - We are informed that the garage is leasehold - please speak with agents for more information.

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### Key Features

- A modern terraced property
- An ideal first-time purchase or investment opportunity
- Conveniently located less than a mile from the train station and close to local shops
- Entrance hallway and cloakroom/WC
- Kitchen area to the front aspect
- Large lounge/dining room with patio doors to the rear garden and stairs rising to the first floor
- 2 bedroom (both with built in wardrobes)
- Bath/shower room. Double glazing and gas heating
- Low maintenance gardens
- Garage and allocated parking space to the rear. No onward chain



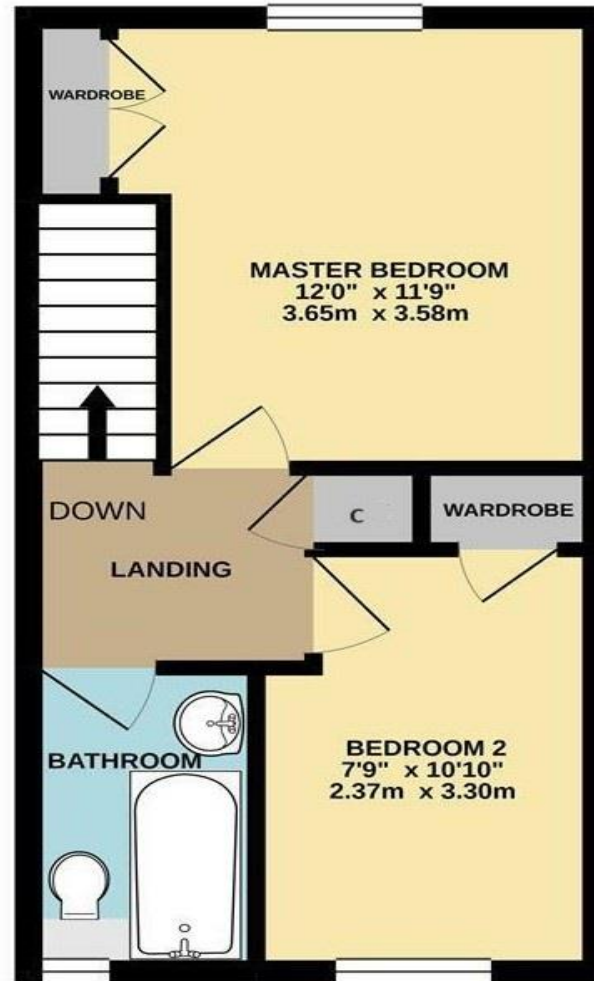
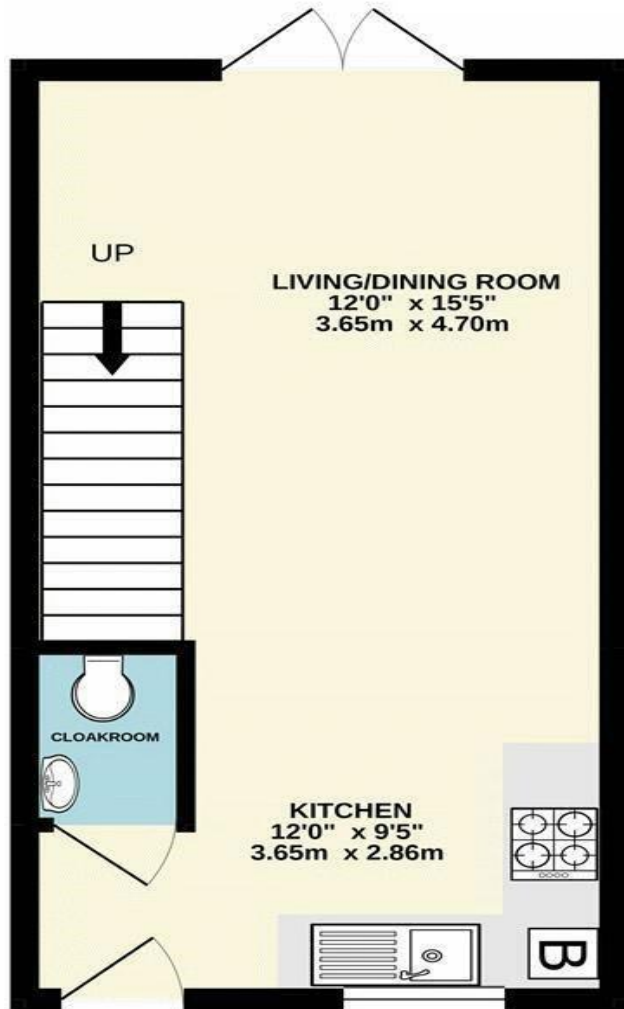


**Services:** The property is connected to mains water, mains electricity, mains drainage and mains gas.

**AGENTS NOTE -** We are informed that the garage is leasehold - please speak with agents for more information.



28 Cheddon Mews, Taunton, Somerset TA2 7HT



**Tenure:** Freehold

**Tax band:** B

**Property Location:**  
w3w.co/stack.herb.sorters

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	65
(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
WWW.EPC4U.COM		

**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	B
Asking price	£210,000
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	
Number and types of room	Please see the floorplan for rooms and measurements
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTC (Fibre to the cabinet)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice & data likely with O2, EE, Vodafone & Three
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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 mentioned by seller/s in PIQ form
Restrictions	Nothing mentioned by seller/s in PIQ form
Rights and easements	Nothing mentioned by seller/s in PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing mentioned by seller/s in PIQ form
Accessibility/adaptations	Nothing mentioned by seller/s in PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	D - <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/9001-2071-0090-2200-4061">https://find-energy-certificate.service.gov.uk/energy-certificate/9001-2071-0090-2200-4061</a>
Including detail of any inescapable costs	There is a leasehold garage



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.