



Located to the north east side of Taunton and close to local shops and amenities is this beautifully presented modern link detached family house.

The accommodation comprises of an entrance hallway with a cloakroom/WC to one side and a generous fitted kitchen with a door providing access to a side garden. There is a large lounge with an archway through to the dining room and French doors provide access to the double glazed conservatory. To the first floor there are 3 bedrooms (1 en suite) and a family bathroom. The property benefits from double glazing and gas heating and externally there is an immaculately maintained garden with a shed to the rear, a patio area and a side garden with a shed. There is a garage and driveway to one side with a rear pedestrian door opening into the rear garden.

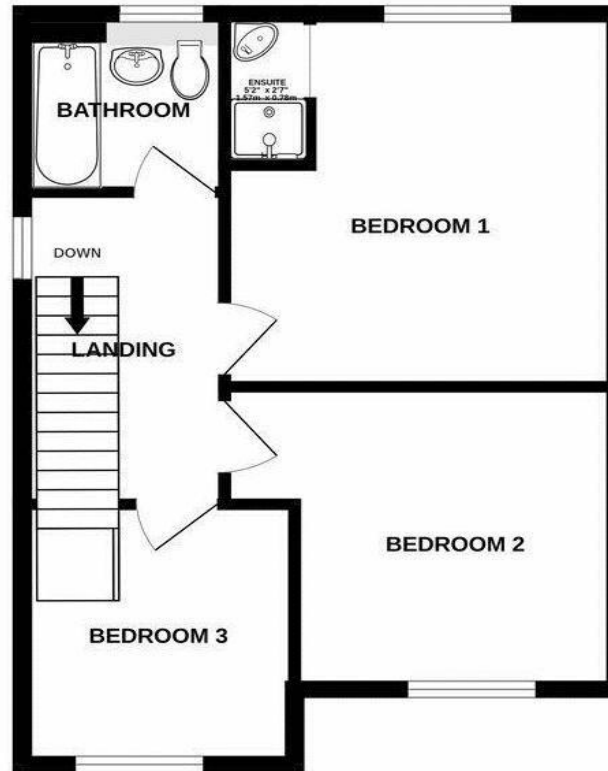
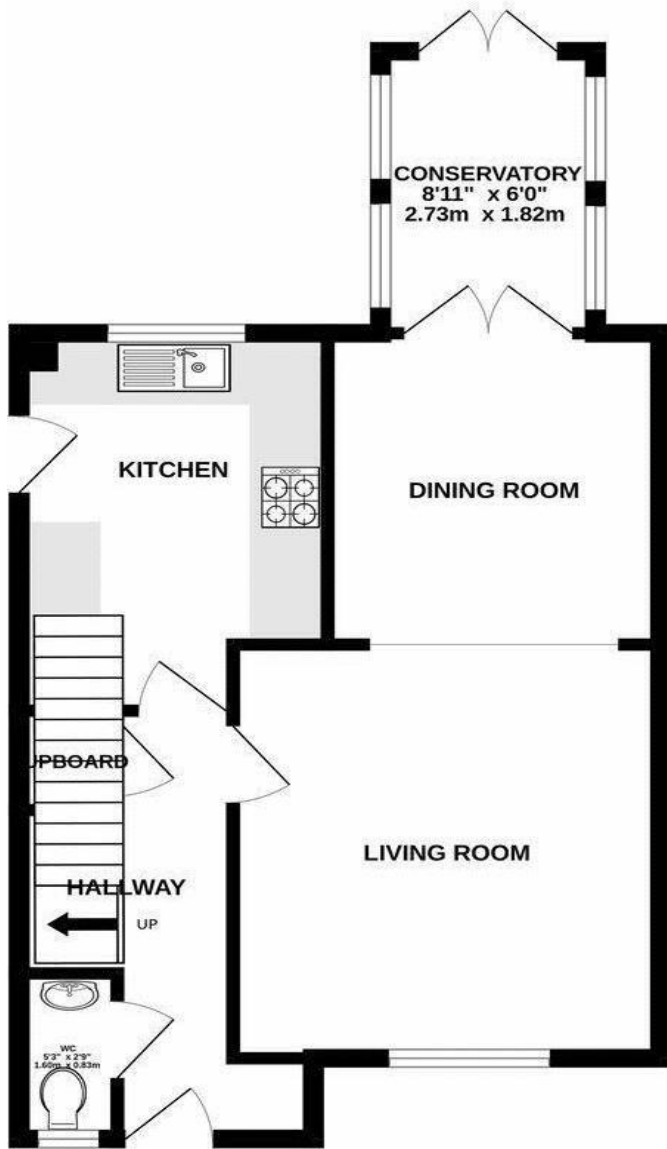


Key Features

- An excellent modern link detached house
- Conveniently located close to local shops and Primary School
- Beautifully presented both internally and externally
- Entrance hallway and cloakroom/WC
- Spacious lounge and dining room
- Kitchen with door to side garden
- 3 first floor bedrooms (main bedroom en suite) and family bathroom
- Double glazing and gas heating
- Garage and driveway
- Beautifully maintained and level rear garden







Tenure: Freehold

Tax band: C

Property Location:
w3w.co/cries.slouched.squares

Services: The property is served by mains gas, mains electric, mains water and mains drainage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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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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	£295,000
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	Detached house
Property construction	
Number and types of room	Please see the floorplan for rooms and dimensions
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Mains gas
Broadband	https://checker.ofcom.org.uk/ FTTC (Fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data likely with EE and Three
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)*	C - Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)
Including detail of any inescapable costs	Nothing stated/informed by the seller/s on the PIQ forms



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.