



**WILSONS**  
ESTATE AGENTS  
FOR SALE  
01823 324 324

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30 Buckland Road, Taunton £245,000

A lovely 3 bedroom end of terraced house of "Laing Easy Form construction" located in the heart of Priorswood. The accommodation is arranged over 2 floors and as you enter the front door there is a generous entrance hallway and to one side a large lounge/dining room with a multi-fuel stove. The kitchen is to the rear of the property and there is a doorway providing access to the garden room with doors to the rear garden. To the first floor there are 3 bedrooms and a modern shower room with a separate WC. The property benefits from double glazing and gas heating. The rear garden is low maintenance and comprises mainly of patio slabs and chippings with various mature flowers and plants. There is a garage and driveway and this house is offered to the market with no onward chain. Be quick to view



### Key Features

- A well maintained older style end of terraced family house
- Conveniently located close to local shops and amenities
- On the market for the first time in over 40 years
- Large entrance hallway. Kitchen and garden room
- Generous lounge/dining room with a multi-fuel stove
- 3 bedrooms. Modern shower room and separate WC
- Double glazing and gas heating
- Low maintenance rear garden
- Garage and driveway
- No onward chain





**Tenure:** Freehold

**Tax band:** B

**Property Location:**  
[w3w.co/speech.scuba.scan](http://w3w.co/speech.scuba.scan)

**Services:** The property has mains water, mains drainage, main electric and mains gas.

**Agents note:** *Declaration of interest under section 21 of the Estate Agents Act 1979, we hereby declare a personal interest, the vendor of this property is a family member of an employee of this firm.*

**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	£245,000
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	End of terrace
Property construction	Laing easy form construction
Number and types of room	3
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 and data likely with EE
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 stated on the sellers PIQ
Restrictions	Nothing stated on the sellers PIQ
Rights and easements	Nothing stated on the sellers PIQ
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 stated on the sellers PIQ
Accessibility/adaptations	Rear ground floor extension
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)*	
Including detail of any inescapable costs	Nothing stated on the sellers PIQ



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.