



WILSONS
ESTATE AGENTS
FOR SALE
01823 324 324



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30 Buckland Road, Taunton £225,000

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

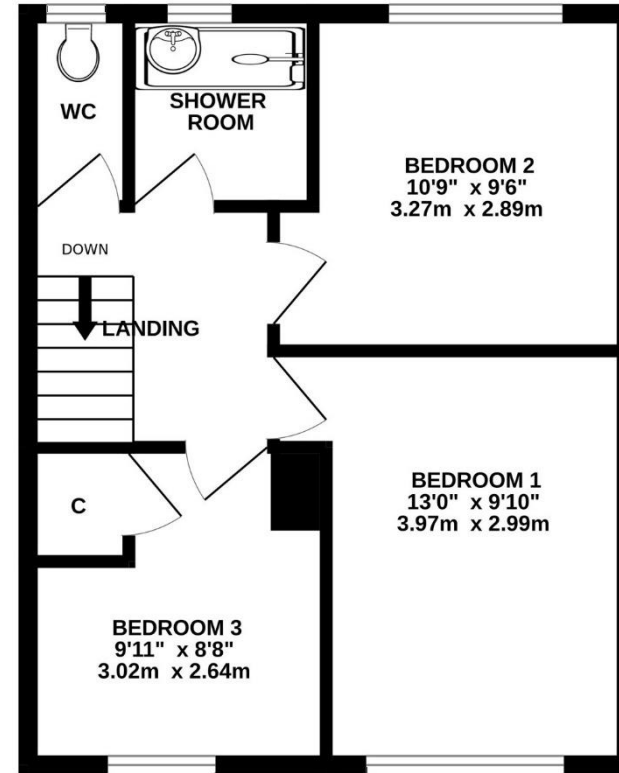
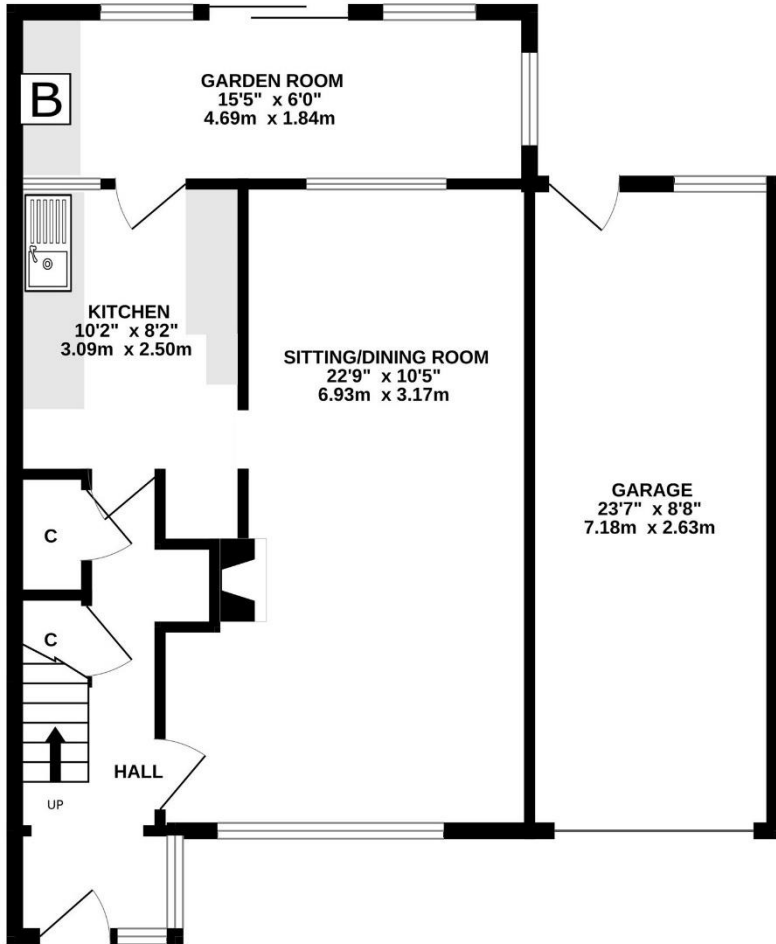


Key Features

- 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

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	£225,000
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	https://checker.ofcom.org.uk/ FTTC (Fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data likely with EE
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 on the sellers PIQ
Restrictions	Nothing stated on the sellers PIQ
Rights and easements	Nothing stated on the sellers PIQ
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 on the sellers PIQ
Accessibility/adaptations	Rear ground floor extension
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	
Including detail of any inescapable costs	Nothing stated on the sellers PIQ



DISCLAIMER: Wilsons 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. Wilsons 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.