



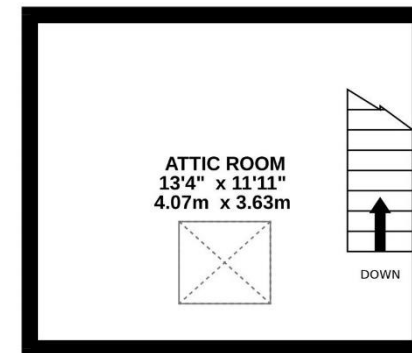
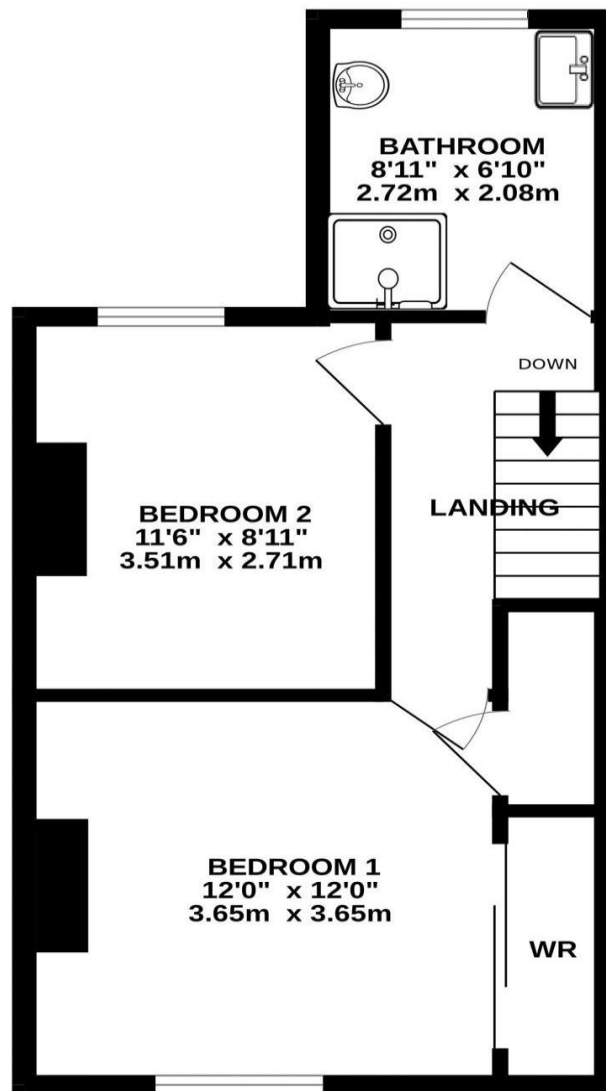
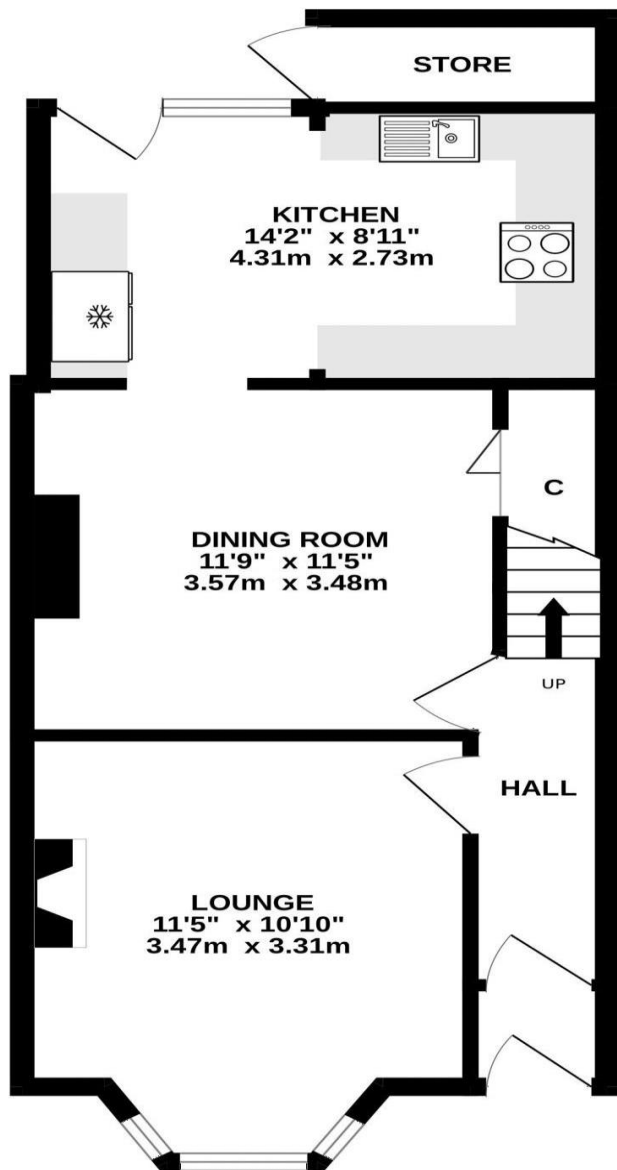
Located in the popular Rowbarton area of Taunton, just a short distance from the train station and other local amenities is this superb older style, terraced 2 double bedroom house with a useful loft room. The accommodation is arranged over 3 floors and is kept to a high standard. The accommodation comprises of an entrance hallway, a lounge with a feature fireplace and bay fronted window, separate dining room and a lovely Howdens kitchen/breakfast room. On the first floor there are 2 double bedrooms and a family bathroom suite. The second floor consists of a useful loft room with a velux window. The property has double glazing and gas heating and at the rear there is a lovely lawned rear garden with a large patio area. To fully appreciate all that there is to offer and internal viewing is needed soon.

Key Features

- An excellent and well modernised middle terraced house
- Conveniently located close to local shops, services and less than 3/4 mile to the train station
- Entrance hallway with stairs to the first floor
- Lounge with a feature fireplace and a bay fronted window. Separate dining room
- A beautiful refitted Howdens kitchen/breakfast room
- 2 first floor double bedrooms. Modern white bathroom suite
- Useful 2nd floor loft room
- Double glazing and gas heating
- Well maintained rear garden
- A simply fantastic house which needs to be viewed as soon as possible







Tenure: Freehold

Tax band: B

Property Location:

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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	£277,500
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	House
Property construction	
Number and types of room	2
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 likely on O2
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 form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
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 form
Accessibility/adaptations	Kitchen extension – no planning required as stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



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.