



Conveniently located on the outskirts of Taunton, close to local amenities and good access to the M5 is this well presented, modern detached family house. The accommodation is arranged over 2 floors and on the ground floor there is an entrance hallway with a cloakroom/utility, a generous lounge and a superb open plan kitchen/dining room with a conservatory to the rear. The first floor has 3 bedrooms (1 en suite) and a bath/shower room. There is double glazing and gas heating and at the rear of the property there is a stunning, fully landscaped rear garden with a wealth of mature plants and flowers to enjoy. At the front of the house is a garage and driveway and a low maintenance front garden. Be sure to view this quickly.

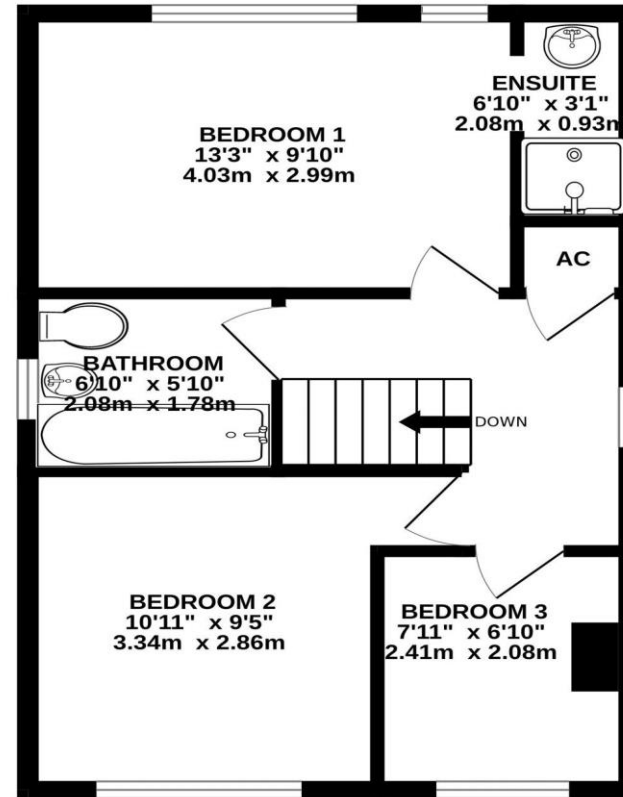
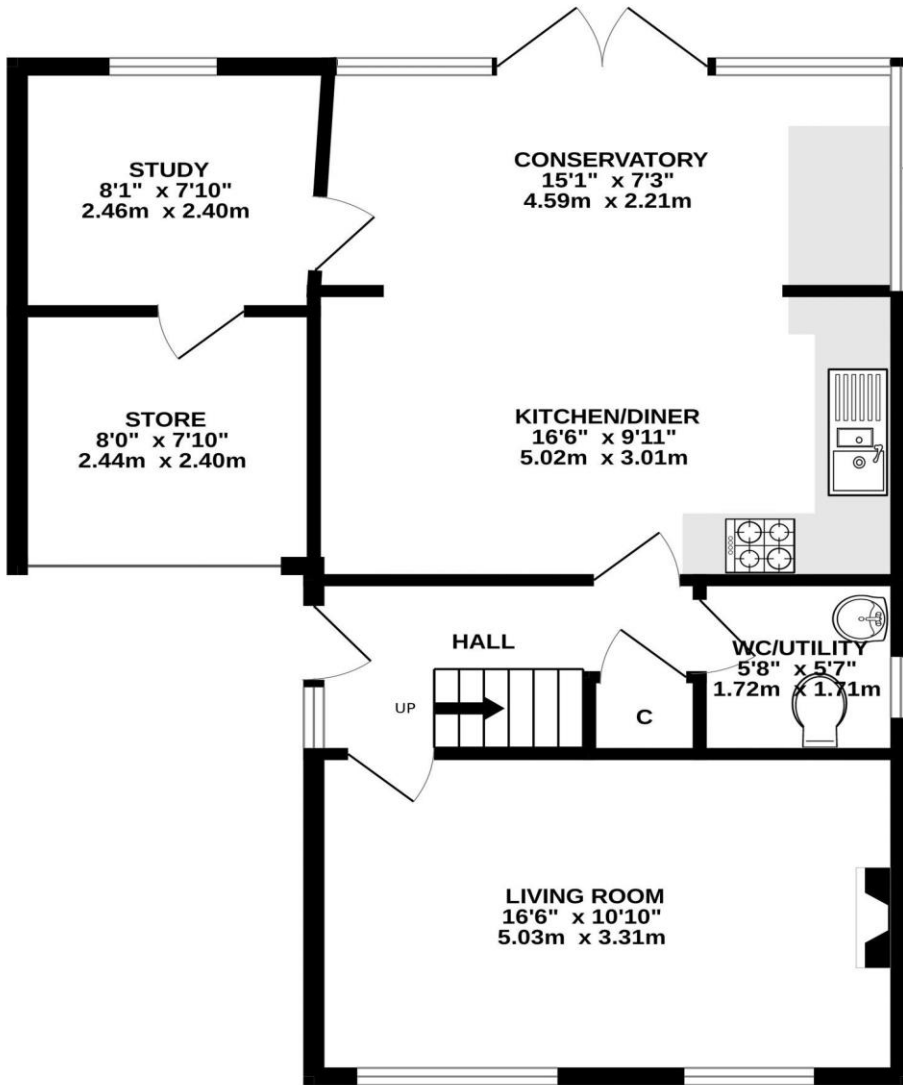


Key Features

- A beautiful, modern link detached house
- Conveniently located on the outskirts of the town with good access to the M5 motorway
- Entrance hallway, cloakroom/utility room and a generous sized lounge to the front
- An impressive modern open plan kitchen/dining room with a conservatory area to the rear
- 3 bedrooms (1 en suite) and bath/shower room
- Double glazing and gas heating
- A stunning fully landscaped rear garden with a wealth of beautiful plants and flowers
- Garage and driveway
- Situated towards the end of the cul de sac
- A truly lovely house which needs to be viewed quickly







Tenure: Freehold

Tax band: D

Property Location:

///states.fussy.supposes

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(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	D
Asking price	£325,000
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	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 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	Nothing 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	Service charges, ground rents, estate rent charges



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.