





9 Laburnum Terrace, Creech St. Michael, TA3 5QA

This charming, older-style extended end-of-terrace house features two spacious double bedrooms and is situated at the end of a peaceful cul-de-sac. The accommodation is spread over two floors, starting with a convenient entrance porch that leads into an ample lounge complete with a fireplace and a front-facing window. The ground floor also includes a fitted kitchen/breakfast room, a utility/WC, and a versatile dining room/garden room, which boasts French doors opening into the well-maintained rear garden.

On the first floor, you'll find two comfortable bedrooms and a contemporary shower room. The property is equipped with double glazing and oil heating, enhancing comfort throughout. The impressive rear garden extends over 80 feet, featuring beautifully landscaped flower bed borders and grassy areas. Additionally, there is a substantial garden area at the rear, which holds potential as a building plot (subject to planning permission). This space also includes various storage buildings and workshops, as well as a snooker room. This truly one-of-a-kind opportunity warrants an essential viewing, both inside and out, to fully appreciate all that this property has to offer.





Property Features

- An extended, older style end of terrace house
- 100ft + rear garden with additional large garden/building plot subject to PP
- Lounge and seperate dining/garden room
- Kitchen/breakfast room and utility/cloakroom/WC
- 2 double bedrooms and bathroom
- Double galzing and oil heating
- A lovely and generous rear garden and rear access
- Garage and parking to the rear
- An additional building plot (subject to PP) or large garden with a selection of useful outbuildings and sheds
- A unique opportunity and certainly needs to be viewed as quickly as is possible

Tenure: Freehold

Tax band: B

Services: The property is connected to mains water, drainage and electricity. Oil fired heating.

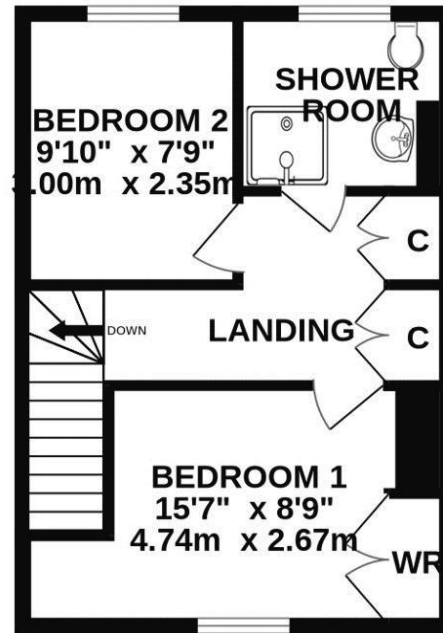
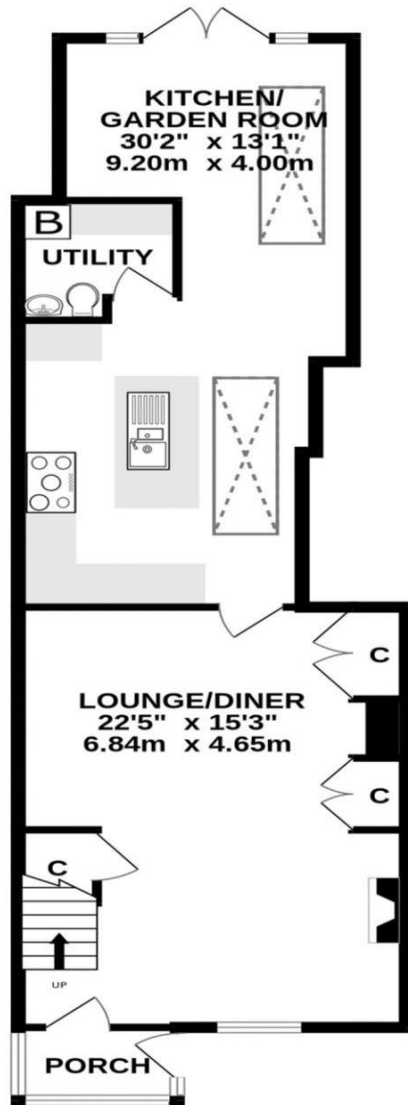
Property location What 3 Words: what3words ///storyline.still.polite

The Location

Creech St. Michael is both a village and a parish in Somerset, England, situated three miles east of Taunton within the Somerset West and Taunton district council. The Parish encompasses the villages and communities of Creech St Michael, Creech Heathfield, Ham, Langaller, Adsborough and Coombe. The A38 runs through the Parish connecting the larger towns of Taunton and Bridgwater and the M5 motorway borders the Parish. The name Creech St Michael derives from a crech, or creek, on the River Tone, which creates an island in the river to the south of the village, and the parish church of St. Michael, which dates from the 12th century. The Parish is set in a rural location, with arable farming being the predominant industry. However there are a number of small and medium sized businesses present within the Parish, including a significant and growing business park at Walford Cross.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

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	£300,000
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 house
Property construction	Standard construction
Number and types of room	2
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Oil fired heating
Broadband	https://checker.ofcom.org.uk/ FTTC (fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on O2 and Vodafone
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	Lack of emergency lighting where required.
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	Rear extension, planning obtained.
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	Nothing stated on the sellers PIQ form