



31 Fairfield Road, Priorswood, Taunton

This charming semi-detached house blends classic features with modern updates, boasting two spacious double bedrooms and a generous living room with a conservatory, all situated in the heart of Priorswood.

The layout spans two floors, beginning with an inviting entrance hallway that leads to the staircase ascending to the first floor. The expansive living room benefits from a front-facing window and offers access to the stylishly refitted kitchen, as well as a door leading into the bright double-glazed conservatory. Adjacent to the kitchen a doorway opens to a covered side lobby, which provides access to a practical utility/cloakroom/WC. On the first floor, you'll find two comfortable double bedrooms along with a tastefully updated bathroom. The property is equipped with double glazing and gas heating for year-round comfort. Outdoors, there is a lovely, enclosed lawned garden at the rear, complemented by a small summerhouse at the far end. Ample off-road parking is available at the front for two or more vehicles.

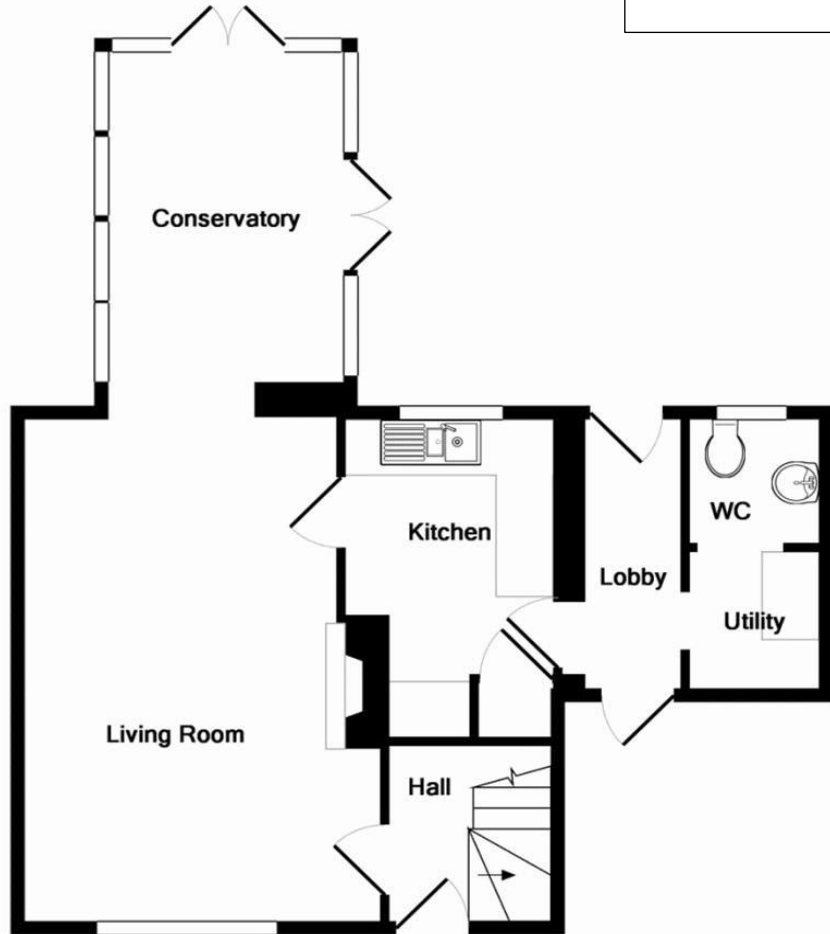
Key Features

- Semi detached house
- 2 double bedrooms
- Off road parking
- Large living room
- Conservatory
- Utility/cloakroom/WC
- Modern kitchen
- Modern refitted bathroom
- Double glazing and gas heating
- Pleasant enclosed rear garden with side access

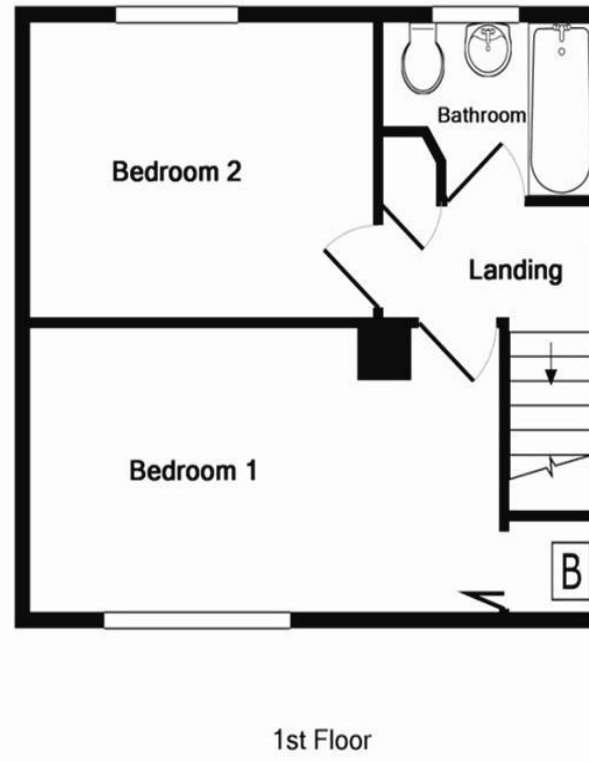




31 Fairfield Road, Priorswood, Taunton



Ground Floor



1st Floor

Tenure: Freehold

Tax band: B

Property Location:
what3words///feels.faced.sank

Services: The property is connected to mains water, sewerage, gas and electricity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
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	£230,000
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	Semi-detached house
Property construction	Wall - System built, with internal insulation – Good 'As per the EPC'
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 & data likely on EE and Three
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	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.