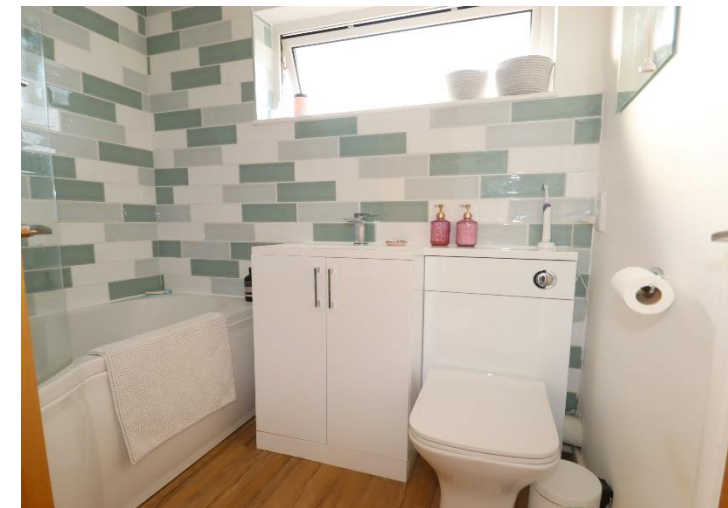






75 Deane Drive, Taunton, TA1 5PP

The front of the property benefits from off-road parking, complete with a driveway and a garage. A path leads you to the front door, which features a useful porch. Upon entering, you are greeted by a spacious entrance hall, where stairs ascend to the first floor. A large window on the landing allows natural light to pour through the stairwell, creating an airy atmosphere. To the right of the hallway, you will be welcomed into an open-plan lounge that seamlessly flows into the kitchen and dining area, making it perfect for entertaining guests. This property also boasts a thoughtfully designed extension that includes a large, versatile utility space furnished with wall and floor units, along with a convenient downstairs W/C and cloakroom. The extension further features a flexible room that can serve multiple purposes, such as a snug, office, or children's playroom. From this extension, double patio doors open onto a private lawned garden, complete with a patio area and access to the garage. Heading upstairs, you will discover a well-appointed family bathroom, complete with a bath and overhead shower. The landing offers space for a storage unit. The main bedroom, located at the front of the property, provides ample room for built-in wardrobes and additional storage options. The second bedroom, adjacent to the family bathroom and overlooking the rear garden, is enhanced by built-in storage. The third bedroom is larger than a typical box room and is also equipped with built-in storage, making it a practical choice for various needs.





Property Features

- Popular Location
- Garage
- Drive
- Extension
- Downstairs W/C
- Utility room
- Private garden
- Gas heating
- Good transport links
- Amenities

Tenure: Freehold

Tax band: C

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

Property location What 3 Words [what3words///fully.front.shout](#)

The Location

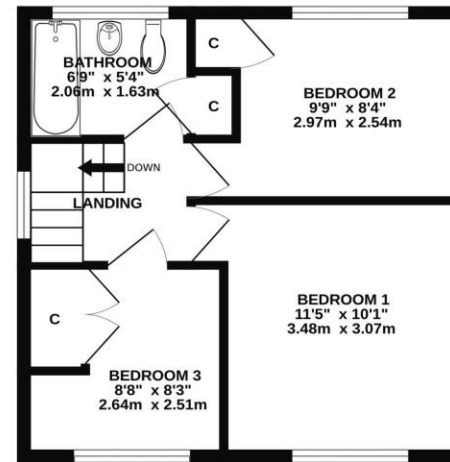
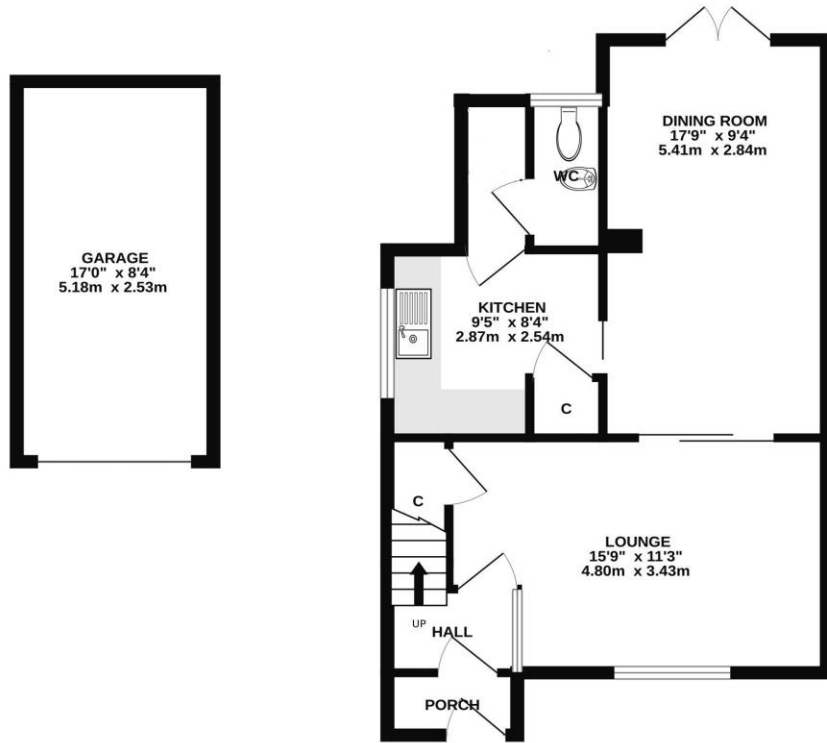
Galmington is situated on the outskirts of Taunton. Galmington is equipped with various amenities, such as a primary school, a local pub, and a village hall. A key highlight of Galmington is its closeness to the Quantock Hills, designated as an Area of Outstanding Natural Beauty. These hills provide breathtaking views of the surrounding landscape and are favoured by walkers and cyclists alike. Despite its semi-rural charm, Galmington enjoys excellent connectivity to the rest of Somerset and beyond. It is just a short drive from the M5 motorway, facilitating easy travel to Bristol and Exeter. Taunton features a railway station with regular train services to London, Bristol, and other major cities.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

75 Deane Drive, Taunton, TA1 5PP

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	84
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	C
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	Semi-detached House
Property construction	Standard
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/ Superfast 80 Mbps 20 Mbps
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, Three, 02 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	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)*	C
Including detail of any inescapable costs	N/A