



25 Bilberry Grove, Taunton, TA1 3XN

Situated in the sought-after Dowslands area, just southeast of Taunton and under 2 miles from the town centre, this modern 3-bedroom semi-detached house. The accommodation spans over two floors, starting with a covered entrance door that opens into a boxed porchway with a cloakroom/WC and a door leading into the lounge, where you'll find the staircase to the first floor. From the lounge, a door opens to the kitchen/dining room, and an additional door provides access to the rear garden. On the first floor, there are three bedrooms along with a bathroom. The property is equipped with double glazing and gas heating throughout. At the front of the house, you'll find a spacious and attractive garden, while the South facing rear features a lawn surrounded by mature flower beds and shrubs. Additionally, there is a driveway and a garage located at the front.



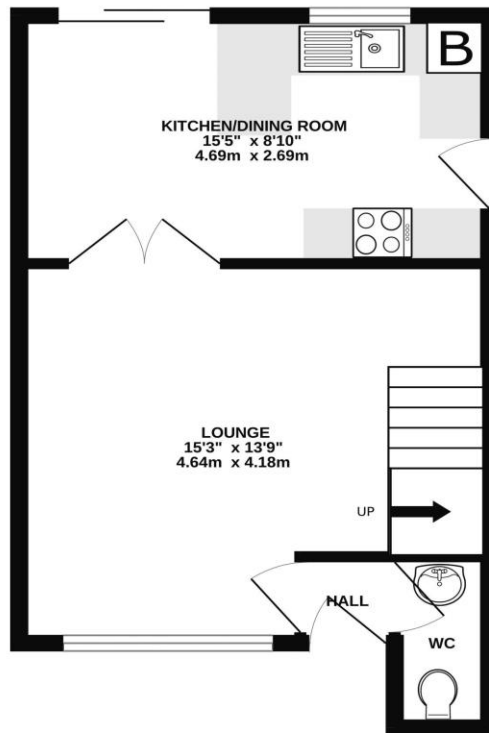
Key Features

- Semi-detached house
- Available with no onward chain
- Garage
- Off road parking
- Generous front garden
- Cul-de-sac position
- Double glazing and gas heating
- Cloakroom/WC
- South facing rear garden

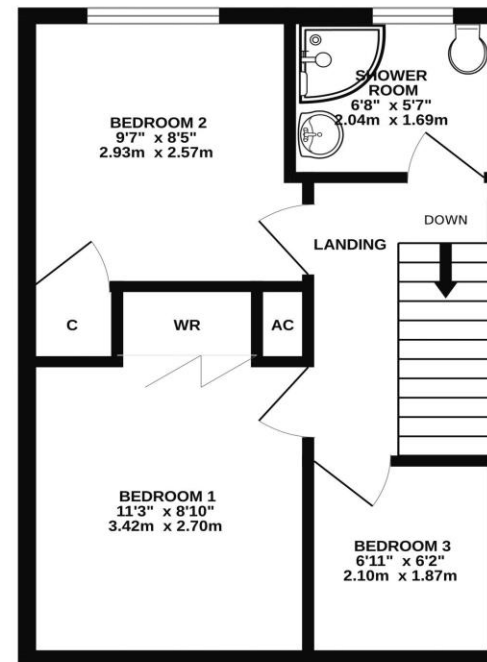




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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Tenure: Freehold

Tax band: C

Property Location:
///equality.dribble.factually

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	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	C
Asking price	£260,000
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	1986
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ PIQ confirms ADSL copper wire – link confirms ULTRAFast Fibre is in the local area.
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on O2, EE, Vodafone & 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)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



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.