





## Raps Green, Taunton

This charming three-bedroom terrace house is conveniently situated near the M5 motorway junction and the Hankridge Park retail development. It features a garage and a lovely conservatory. The living space is spread across two floors. Upon entering, you are welcomed by a hallway with stairs leading to the first floor. The hallway opens into a spacious lounge/dining room, highlighted by a large front window that floods the space with natural light and a cozy feature fireplace. From the lounge, you can access the kitchen, as well as double doors leading to the conservatory and separate utility room. Upstairs, you'll find three bedrooms and a modern bathroom with a sleek white suite. The property also benefits from double glazing and gas central heating for year-round comfort. The exterior includes a front garden with a well-maintained lawn and a path leading to the entrance. The rear garden is privately enclosed by wooden panel fencing, featuring a rear gate, a generous lawn area, and a patio, perfect for outdoor entertaining or relaxing. Lush shrub and flower bed borders enhance the garden's appeal. On-street parking is available, and there is a garage located in a nearby block at the end of the road.



## Key Features

- A lovely, terraced house
- 3 bedrooms
- Generous lounge/dining room
- Conservatory
- Modern kitchen & utility room
- Modern white bathroom suite
- Double glazing and gas heating
- Well maintained and enclosed lawn rear garden
- Garage
- Close links to the motorway junction

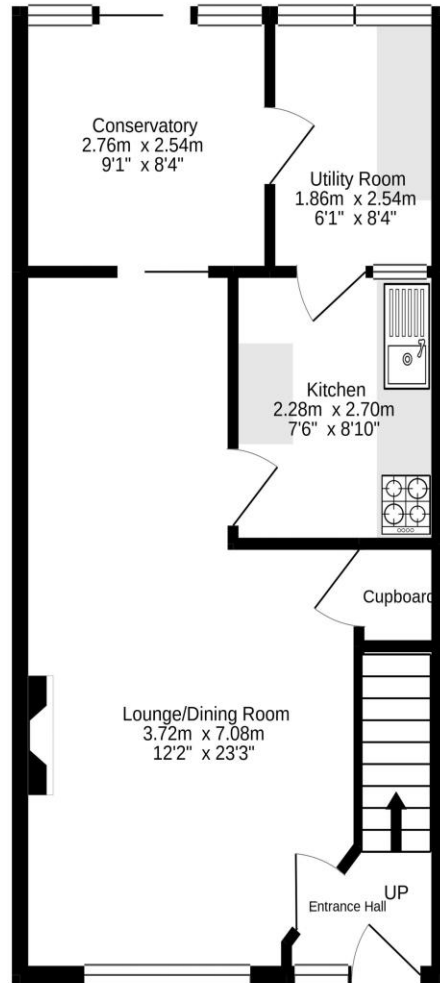




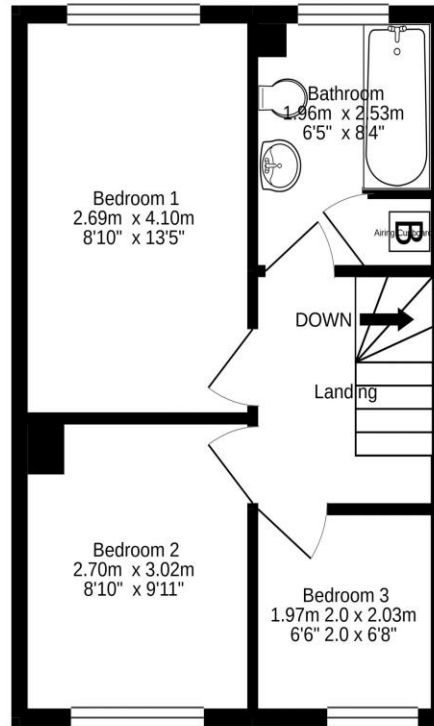




Ground floor  
43.7 sq.m. (471 sq.ft.) approx.



1st floor  
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 75.6 sq.m. (814 sq.ft.) approx.  
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## Raps Green, Taunton TA1 2UT

**Tenure:** Freehold

**Tax band:** B

**Property Location:**

[what3words///takes.jumbo.spinners](https://www.what3words.com/takes.jumbo.spinners)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

**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	£235,000
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	House
Property construction	Brick with a tiled roof
Number and types of room	3
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultrafast available with EE and Three
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Likely with 02
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
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.