

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

ANT-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, areas, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

Agents Note:

Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

Council Tax Band: B

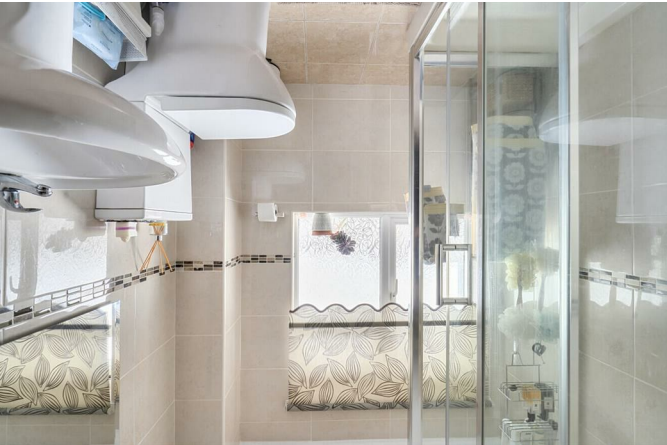
Property Location: <https://what3words.com/establish.moon.wrong>

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Services: All mains services, mains water, mains drainage, mains gas, mains electricity.

Tenure: Freehold

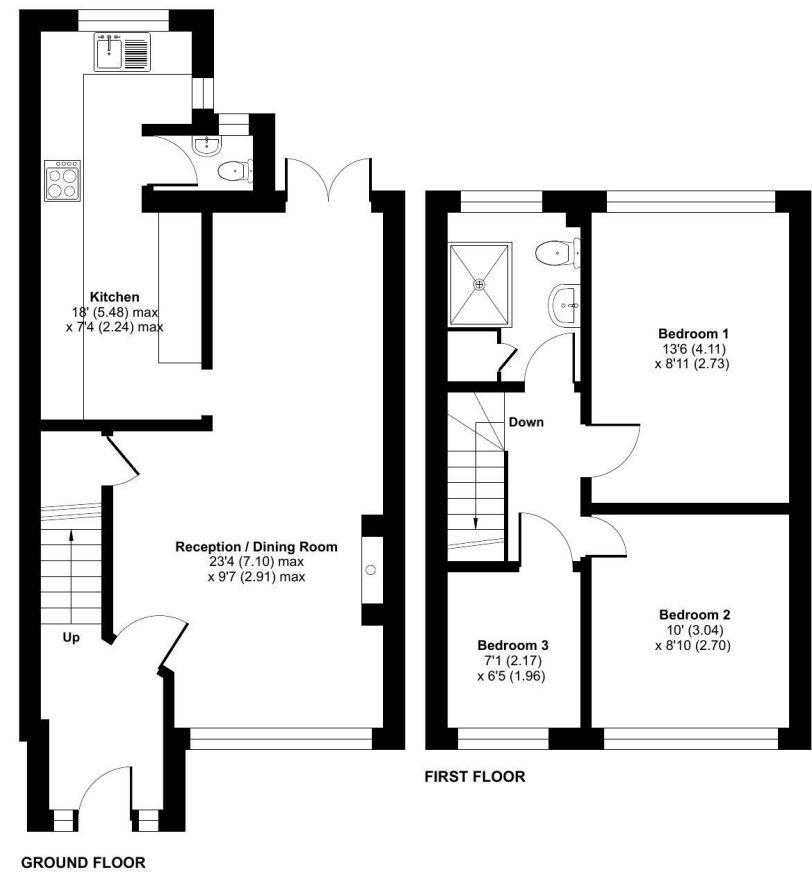
GENERAL REMARKS AND STIPULATIONS:



26 Raps Green, TA1 2UT
£230,000 Freehold

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Wilkie May
& Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1483985

Description

- Extended Mid Terrace Home
- Three Bedrooms
- Low Maintenance Garden
- Single Garage Located Closeby
- uPVC D/g & Gas C/H

A well-presented three-bedroom extended mid-terrace home occupying a pleasant cul-de-sac position, conveniently situated within easy reach of Junction 25 of the M5 and the Hankridge Leisure and Shopping Complex.

Originally built in the 1960s, the property benefits from uPVC double glazing and mains gas central heating and has been enhanced by a single-storey rear extension, creating additional kitchen space together with a useful ground floor cloakroom.



The accommodation is entered via a front door leading into the entrance hall, with staircase rising to the first floor. The spacious living/dining room provides an excellent family living space and features French doors opening onto the rear garden.

The extended kitchen is fitted with a range of matching wall and base units with work surfaces and upstands, incorporating an integrated oven and gas hob. There is space for a tall fridge/freezer together with plumbing and space for a washing machine. A cloakroom is accessed from the kitchen and is fitted with a WC and wash hand basin.

To the first floor are three bedrooms and a family shower room comprising a WC, wash hand basin and walk-in shower with electric shower.

Outside, the property enjoys a fully enclosed rear garden with gated rear access. The garden is laid predominantly to lawn with mature flower and shrub borders, providing an attractive outdoor space, together with a timber garden shed.

A single garage is located in a nearby block.