



85 Wedlands,
Taunton, TA2 7AB
£215,000 Freehold


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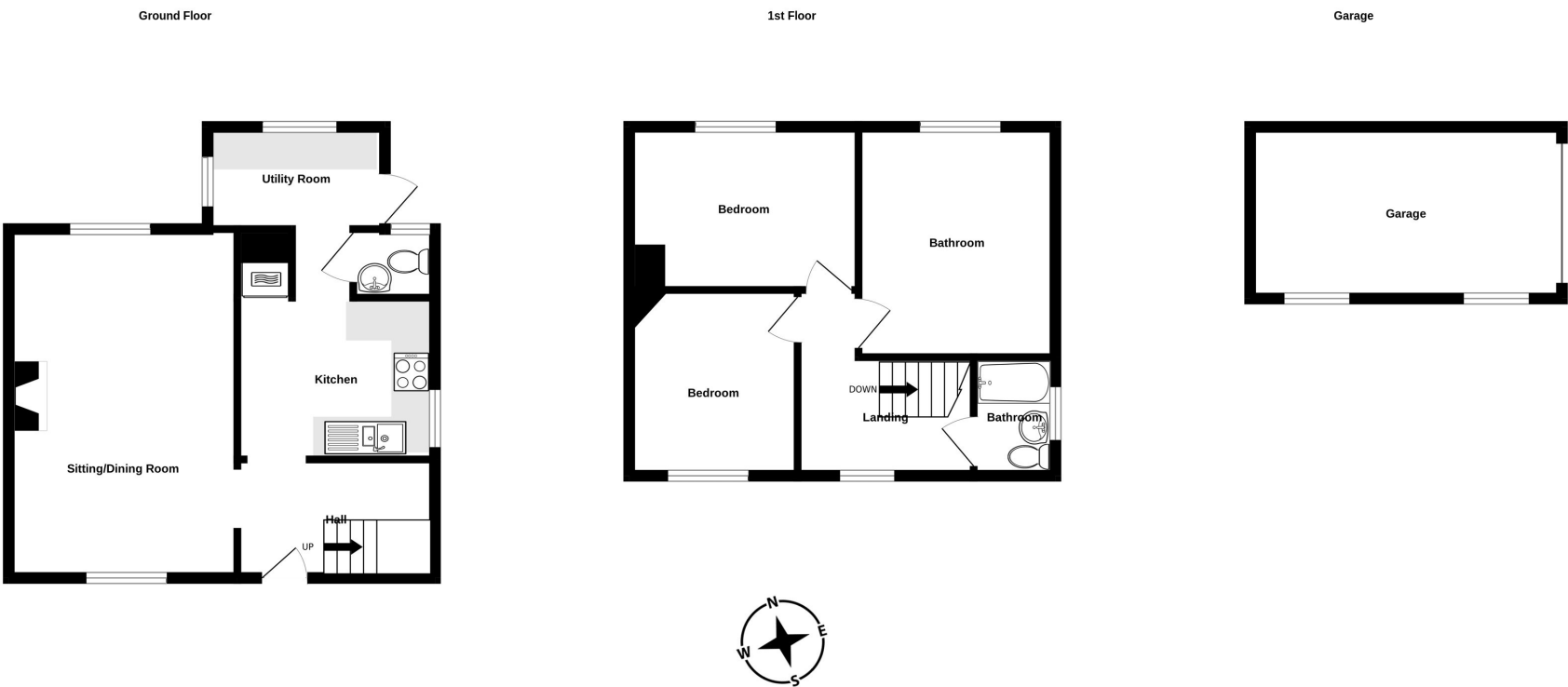

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Wilkie May
& Tuckwood

Floor Plan



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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Wilkie May
& Tuckwood

GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM/DINING ROOM: 17'6" x 11'5" (5.33m x 3.47m) KITCHEN: 9'8" x 8'1" (2.94m x 2.46m) CLOAKROOM 3'5" x 2'4" (1.04m x 0.71m)
UTILITY ROOM: 9'9" x 5'4" (2.97m x 1.62m)

FIRST FLOOR: LANDING, BEDROOM ONE: 11'1" x 9'9" (3.37m x 2.97m), BEDROOM TWO: 9'9" x 8'6" (2.97m x 2.59m), BEDROOM THREE: 11'7" x 8'1" (3.53m x 2.46m),
BATHROOM: 5'9" x 4'1" (1.75m x 1.24m)

EXTERNAL: GARAGE 18'6" x 9'7" (5.63m x 2.92m) STORAGE SHED 8'10" x 4'9" (2.69m x 1.44m)

Description:

A spacious and well presented, three bedroom family home situated on a good size corner plot.

The property has been the subject of complete modernisation over the course of the last twelve months to include a new gas fired central heating system, a new bathroom and updated kitchen.

Externally, the rear garden has been laid to lawn and there is a single garage plus a gated driveway providing off road parking.

Internal inspection is essential to fully appreciate.

- Semi-Detached
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Gated Off-Road Parking
- Newly Fitted Kitchen



The accommodation is arranged over two floors and is warmed via a gas fired central heating system with is uPVC double glazing throughout. The property comprises in brief; entrance hallway with stairs rising to the first floor, living/dining room with duel aspect windows to both front and rear plus a wood burning stove. The newly fitted kitchen offers a selection of matching wall and base storage units, solid oak work surfaces, integrated eye level electric oven and microwave, integrated four ring electric hob, 1 & 1/2 bowl ceramic sink with hot and cold mixer tap and tiled flooring. Off the kitchen there is a useful utility room with space and

plumbing for an additional basin, washing machine and freezer plus a door providing access into the rear garden. The ground floor accommodation is completed with a cloakroom with low level wc and a wash hand basin. On the first floor there are three bedrooms and a family bathroom comprising low level wc, wash hand basin and space-saving bath with shower over. Externally, there is a good size rear garden which is predominantly laid to lawn with a large area of decking. There is a gated gravel driveway providing off road parking for two cars. There is a single garage with power, lighting and up-and-over door plus an additional brick built shed also with power and lighting.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/////needed.string.votes

Council Tax Band: B

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. A Buyer is advised to obtain verification from their Solicitor.



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