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: ///track.lanes.during

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Flood Risk: Rivers & Sea—very low. Surface water—very low.

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, 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

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.

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.

ANTI-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.

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.

2 Queensway
Taunton, Somerset TA1 4LD
£300,000 Freehold

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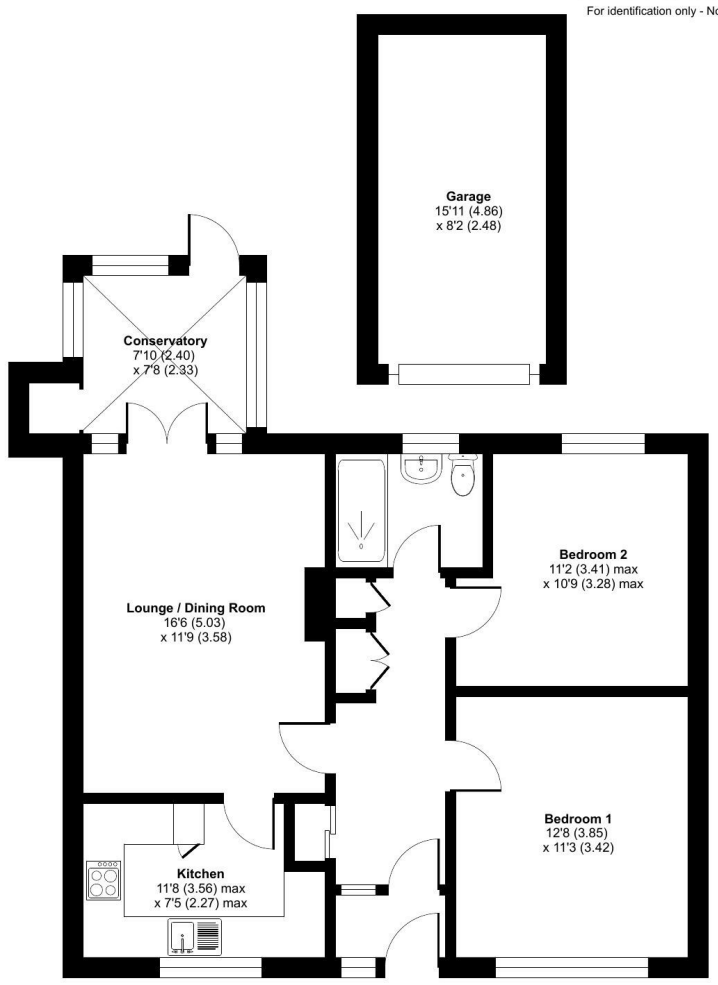
Wilkie May & Tuckwood

The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan

Queensway, Taunton, TA1

Approximate Area = 786 sq ft / 73 sq m
Garage = 130 sq ft / 12 sq m
Total = 916 sq ft / 85 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1467850

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Description

- Two Double Bedrooms
- Semi-Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Conservatory Extension
- Large Corner Plot Garden
- Single Garage & Off Road Parking
- Popular Residential Location
- No Onward Chain

Occupying a generous corner plot in a popular residential location, this two double bedroom semi-detached bungalow is offered to the market with no onward chain. The property benefits from mains gas fired central heating, uPVC double glazing and a conservatory extension overlooking the garden. Outside there is a large enclosed garden, single garage and off road parking, making this an ideal retirement home, downsize or low maintenance purchase.

The accommodation comprises in brief; front door leading into an entrance porch, ideal for the storage of coats and shoes etc. The hallway provides access to both bedrooms, the shower room and living room. There are two useful storage cupboards, an airing cupboard and a hatch providing access into the loft space. The kitchen is found to the front of the property and is fitted with a selection of matching wall and base storage units with work surfaces above. There is a stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for a cooker with both electric and gas connections available, along with space for an under-counter fridge. The living room is a good size and benefits from French doors leading into the conservatory. The conservatory itself enjoys pleasant views over the garden and has a single door providing access outside. There are two double bedrooms and a shower room comprising low level WC, wash hand basin and shower cubicle. Externally, the property occupies a generous corner plot garden laid predominantly to lawn. There is an area of patio, gravel chippings and timber decking, creating a variety of seating and entertaining areas. The garden also benefits from two timber sheds, useful side access leading to the front and a selection of mature and established flower and shrub borders. To the front of the property is a further low maintenance garden area laid to gravel chippings. To the rear, there is off road parking for one vehicle and a single garage located in a block with power, lighting and an up-and-over door.

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