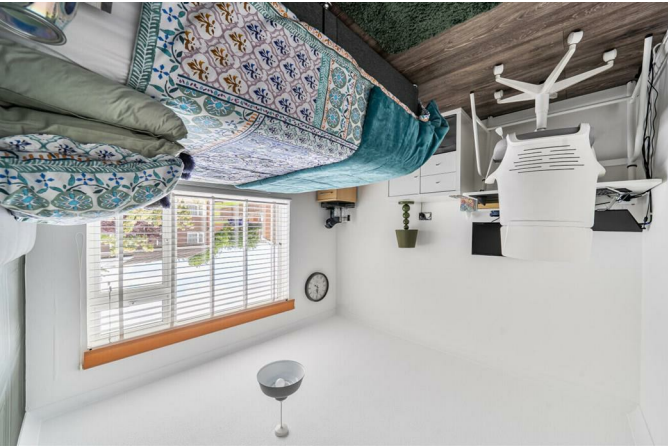


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references 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 or 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. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by Nichicom. 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an administration fee of £25+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation: 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 reliability 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. 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.

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: //landmark.pressing.hound
Council Tax Band: B
Broadband Availability: Super Fast with up to 80 Mbps download speed and 20 Mbps upload speed.
Mobile Phone Coverage: Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Very Low

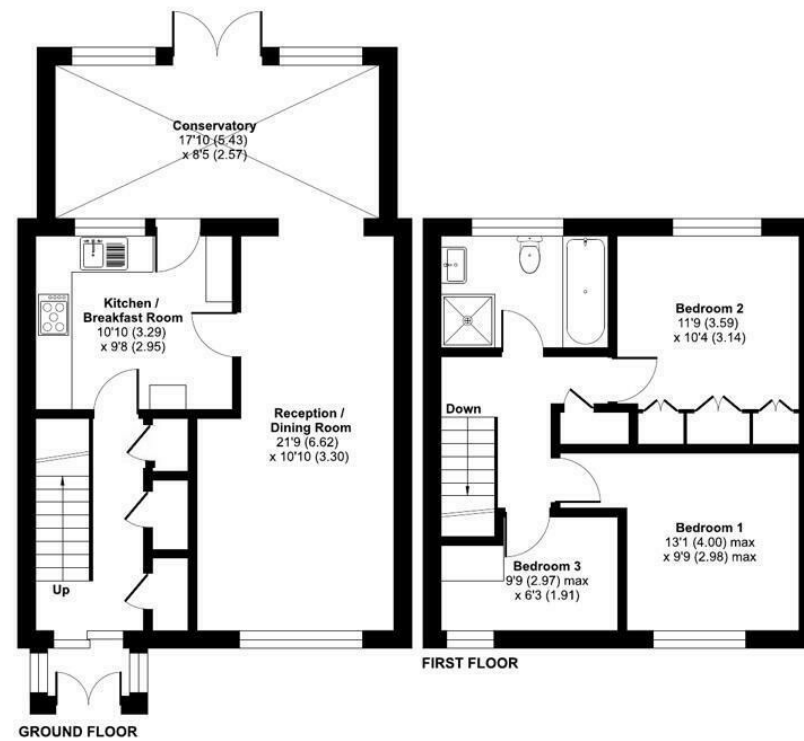
GENERAL REMARKS AND STIPULATIONS:



48 Lime Crescent
 Taunton, Somerset, TA1 2QG
 £250,000 Freehold

3	1	1	C EPC

Wilkie May & Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1457468

Description

- Three Bedrooms
- Mid Terrace Home
- Driveway & Off Road Parking For 2
- Electric Car Charging Point
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Landscaped Rear Garden
- Close To Local Amenities
- Beautifully Presented Throughout
- No Onward Chain

A beautifully presented three bedroom mid terrace home, conveniently situated close to local amenities and offering driveway parking for two vehicles together with an electric car charging point. The accommodation is well maintained throughout and benefits from mains gas fired central heating, uPVC double glazing and a landscaped rear garden designed for ease of maintenance and outdoor enjoyment. A fantastic home for first time buyers, growing families or those looking for a property ready to move straight into.



The accommodation is arranged over two floors and comprises in brief; front door leading into a useful entrance porch with space for coats, shoes and boots. A further door leads into the entrance hallway with stairs rising to the first floor, three full height storage cupboards and an additional understairs storage area. The kitchen offers a selection of matching wall and base storage units with roll edge work surfaces, space and plumbing for both a washing machine and dishwasher, space for a cooker, ample room for an American-style fridge/freezer, together with additional space by the back door for a further fridge or freezer. A door leads into the conservatory, which is a particularly useful addition to the property, providing further reception space with a wall mounted heater, French doors opening into the rear garden and access into the living room/dining room. The living room/dining room spans almost the full length of the house and benefits from a large uPVC double glazed window providing

aspect to the front. On the first floor there is a modern family bathroom comprising low level WC, wash hand basin, shower cubicle and panelled bath. There are also three bedrooms, two of which benefit from built in storage cupboards. Externally, the landscaped rear garden has been designed with ease of maintenance in mind and is predominantly laid to patio and artificial turf. There is an outside tap, outside light and a useful timber shed. A pedestrian rear access leads directly to the parking area which, unusually for this style of property, is owned outright. There is a double width driveway providing off road parking for two vehicles together with an electric car charging point. To the front of the property there is a further low maintenance area of garden enclosed by an attractive picket fence and laid to gravel chippings.