





Staple Close

Taunton TA4 4DF

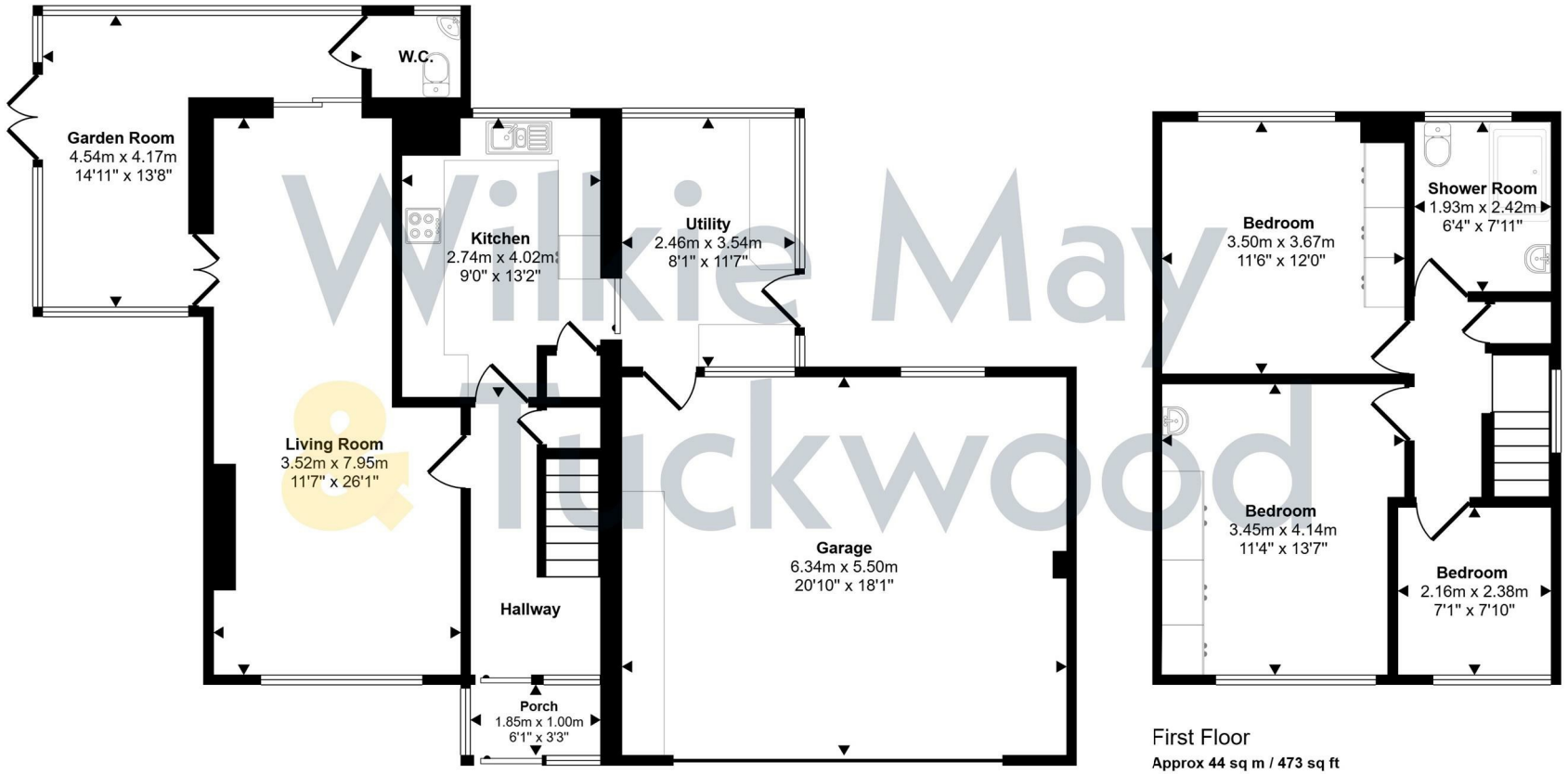
Price £375,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
152 sq m / 1635 sq ft



Ground Floor
Approx 108 sq m / 1162 sq ft

First Floor
Approx 44 sq m / 473 sq ft

Wilkie May & Tuckwood

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Description

A detached 3 bedroom family home with enormous potential to remodel and extend, situated in a quiet and small cul-de-sac at the foot of the Quantock Hills.

- No Onward Chain
- Garage & Off Road Parking
- Oil Fired Central Heating
- Scope to Extend (Subject to Planning Permission)
- Generous Plot

The property comprises detached house of traditional brick and block construction, with part constructed stone faced elevations, under a tiled roof with the benefit of double glazing and oil fired central heating. The property sits on a generous plot with wrap around gardens, a double garage and off road parking. Due to the houses position and the grounds around it, there is scope to extend and remodel the house to make a four bedroom detached family home with ease subject of course to planning permission. No Onward Chain.

The accommodation in brief comprises; sliding aluminium doors into Entrance Porch. Sliding door into Entrance Hall with under stairs storage. Living Room; with double aspect, and open fire with tiled surround, and hearth, views in the distance to the Brendon Hills. Timber glazed double doors into the Garden Room; with uPVC double glazed windows, heating and power points, French doors to rear garden. Door into the Downstairs WC: Low level WC, part tiled walls, corner wash basin. Kitchen; with aspect to rear, a good range of wood effect cupboards and drawers under a rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, integrated dishwasher, integrated under counter fridge, 4 ring ceramic hob with extractor fan over, eye level electric double oven, pantry cupboard, sliding door into the Utility/Boiler Room; door to garden, space and plumbing for a washing machine, floor standing oil fired Camray boiler, door into large double Garage with electric up and over door, power and lighting, Belfast sink with hot and cold taps over. Stairs to first floor; landing; hatch to roof space, airing cupboard with modern foam lagged tank, wood slat shelving and immersion switch. Bedroom 1; with aspect to front and far reaching views to the Brendon and Quantock Hills, full height fitted wardrobes, vanity unit with inset sink. Bedroom 2; aspect to rear, full height fitted wardrobes. Bedroom 3; aspect to front with far reaching views. Shower Room; with tiled walls, large P shaped shower cubicle with electric shower over, low level WC, pedestal wash basin.

OUTSIDE: To the front of the house the garden is laid to lawn with a driveway adjacent providing off road parking for 2/3 cars. The double Garage is substantial and could be built over, subject to planning and any necessary structural assessments. The rear and side gardens are again laid to lawn behind established hedges. Within the garden there is a shed and greenhouse.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fire central heating.

Parking: There is off road parking and a garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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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 the 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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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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