



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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

rightmove

The Property Ombudsman

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Agents Note:

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

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

Property Location: <https://what3words.com/manage.wedge.shall>

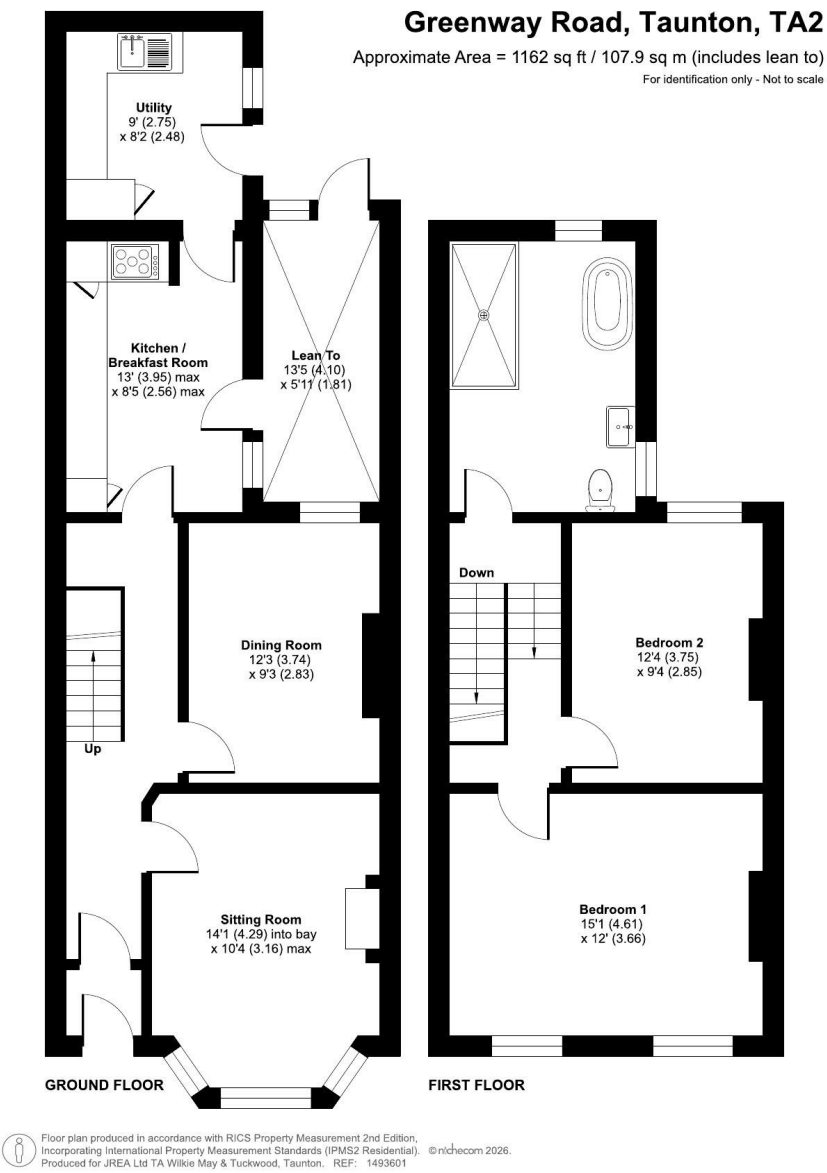
Council Tax Band: B

Broadband Availability: Ultrafast up to 900 Mbps download & 900 Mbps upload speed.

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

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

Floor Plan



Description

- Victorian Terrace Home
- Two Bedrooms
- uPVC D/G & Gas C/H
- Close To Taunton Railway Station
- Re-fitted Bathroom

A generously proportioned two-bedroom Victorian terraced home situated to the north of Taunton town centre and within easy walking distance of Taunton railway station.

Offering spacious accommodation arranged over two floors, this attractive period property benefits from uPVC double glazing, mains gas-fired central heating, and a stylishly refitted bathroom featuring both a separate bath and walk-in shower.



The accommodation is entered via a front door leading into a welcoming entrance hall. To the front of the property is a bright and spacious living room with a bay window overlooking the front aspect. Beyond this is a separate dining room, providing an excellent space for entertaining and family dining, which in turn leads through to a modern fitted kitchen.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and offers space for a range-style cooker together with an integrated fridge along with access to a useful lean to/storage area. A separate utility room is accessed from the kitchen and provides space and plumbing for a washing machine and a tall fridge freezer. The utility room also gives access to

the outside.

To the first floor are two well-proportioned bedrooms and a stylish refitted family bathroom. The bathroom is particularly impressive, featuring a separate bath and a large double walk-in shower.

Externally, the property enjoys an enclosed courtyard-style rear garden with areas of decking and lawn, together with a timber garden shed providing useful outdoor storage.

This charming Victorian home combines period character with modern conveniences and is ideally positioned for access to the town centre, railway station, and local amenities.

