



LOCATION: The property is within easy walking distance of the town centre, offering a wide range of shops catering for daily needs together with a number of other amenities, schools, etc. There is a local bus service into the County Town of Taunton which is approximately 7 miles distant and the M5 motorway lies just outside the town accessed via Junction 26.

DIRECTIONS: Directly opposite our High Street office is the archway to Swan Court. Swan Cottage can be found at the far end, the last house on the left-hand side.

GENERAL REMARKS AND STIPULATION

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

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

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

Property Location: w3w.co.uk/captive.peroxide.email

Council Tax Band: B

Construction: Brick and stone with a rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 181 Mbps download and 25 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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

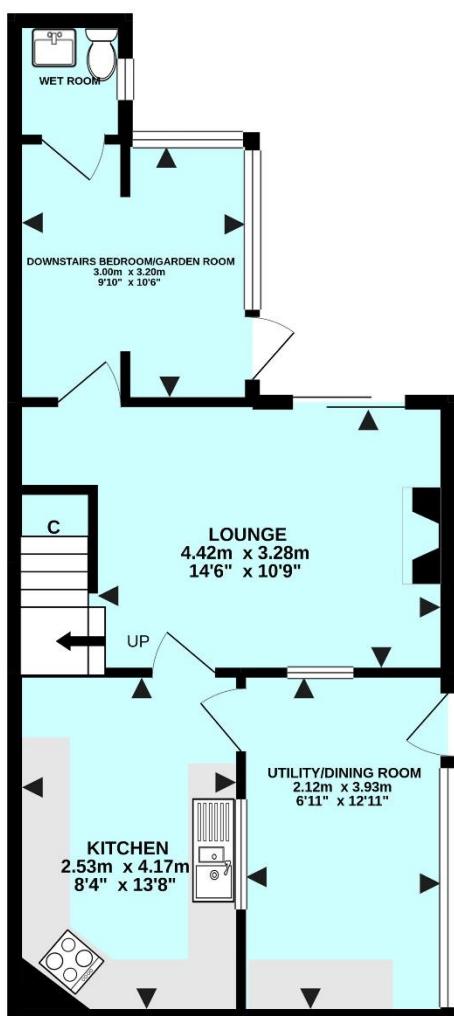
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

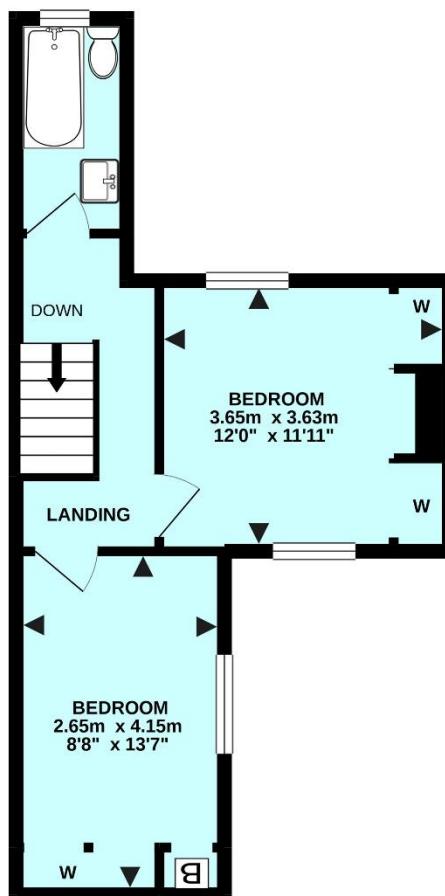
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 81.2 sq.m. (874 sq.ft.) approx.
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Tucked away in a little-known private location this generous two bedroom end terrace cottage benefits from flexible accommodation offering a private cottage style garden along with a detached garage.

The accommodation on offer briefly comprises a uPVC front door leading into a conservatory which provides plumbing for additional white goods and a door leads into the kitchen which offers a range of wall and base units with tiled splashbacks and contrasting worktops with an inset one and a half bowl stainless steel sink. There is also a double electric oven with hob and extractor above and space for a free-standing fridge/freezer, along with an integrated dishwasher. The lounge is to the rear aspect with a view of the garden via patio doors. There is a further reception room, which could be used as a downstairs bedroom, with a fully tiled wet room.

On the first floor there is access to the loft and all rooms; the family bathroom offers a fully tiled white suite including a wash hand basin, low level W.C. and deep jacuzzi bath. Both bedrooms are doubles and both enjoy full floor to ceiling fitted shelving. The main bedroom overlooks both the front and rear aspect. Bedroom two is suitable for a home office, it has both mid height power points and a computer point. It also houses the wall mounted combination boiler.

Externally, the property has a useful light by the front door and a detached garage with an up and over door. The garden offers two areas of patio and a small area of lawn edged with mature planting including an Acer tree. The garden can be accessed via a private gate to the left of the garage.

This home is warmed by HIVE controlled gas central heating and benefits from having a Smart meter fitted for gas and electricity. There is uPVC double glazing throughout.

Please note: the property looks out onto Waitrose car park and is accessed via an alleyway between the Pepperpot Shop and Tamarind Bay.



- In need of considerable repair
- For the attention of investors and property developers
- Flexible accommodation
- Cottage garden
- Fully tiled wet room
- Town centre location
- Garage
- NO ONWARD CHAIN

