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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.

Agents Note:

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

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

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

Council Tax Band: D

Property Location: <https://what3words.com/grew.rival.varieties>

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

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

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:



34 Manor Road, TA1 5BD
£440,000 Freehold

4	3	2	EPC

Wilkie May & Tuckwood

Floor Plan

Manor Road, Taunton, TA1

Approximate Area = 1642 sq ft / 152.5 sq m
For identification only - Not to scale



Description

- Three Bedroom 1930's Style Semi Detached Family Home
- 1 Bedroom Annex Accommodation
- Sought After Location Close to Musgrove Park Hospital & Castle School
- Driveway For 2/3 Vehicles
- uPVC D/G & Mains Gas C/H

This attractive three-bedroom 1930s-style extended semi-detached family home is situated within the highly sought-after residential area of Parkfield. Conveniently located just a short distance from Musgrove Park Hospital, The Castle School, and Taunton town centre, the property offers both comfort and practicality for modern family living.

Benefiting from part uPVC double glazing and mains gas-fired central heating, the property was thoughtfully extended in 2005 to create a superb self-contained annex. This versatile space comprises a living room, double bedroom and shower room, along with its own private entrance, making it ideal for multi-generational living or guest accommodation.



The main residence is well-presented throughout and begins with a wide and welcoming entrance hall with stairs rising to the first floor. To the front of the property is a light and airy living room, while to the rear is an extended dining room, providing excellent space for entertaining.

The re-fitted kitchen features a range of matching wall and base units with complementary work surfaces and splashbacks, as well as an integrated double oven and gas hob. There is space for a tall fridge/freezer, and to the rear, a useful utility area provides additional practicality, along with internal access through to the annex, which in turn offers its own living room, double bedroom and shower room.

To the first floor are three well-proportioned bedrooms and a family bathroom, which is fitted with both a bath and a separate walk-in shower. The bathroom also benefits from a large storage area housing the gas boiler.

Externally, the property enjoys a fully enclosed rear garden, ideal for families and outdoor entertaining. To the front, there is a driveway providing off-road parking for two to three vehicles.

This is a versatile and well-located home offering excellent accommodation for growing families or those seeking additional annex space.

