



GENERAL REMARKS AND STIPULATIONS:

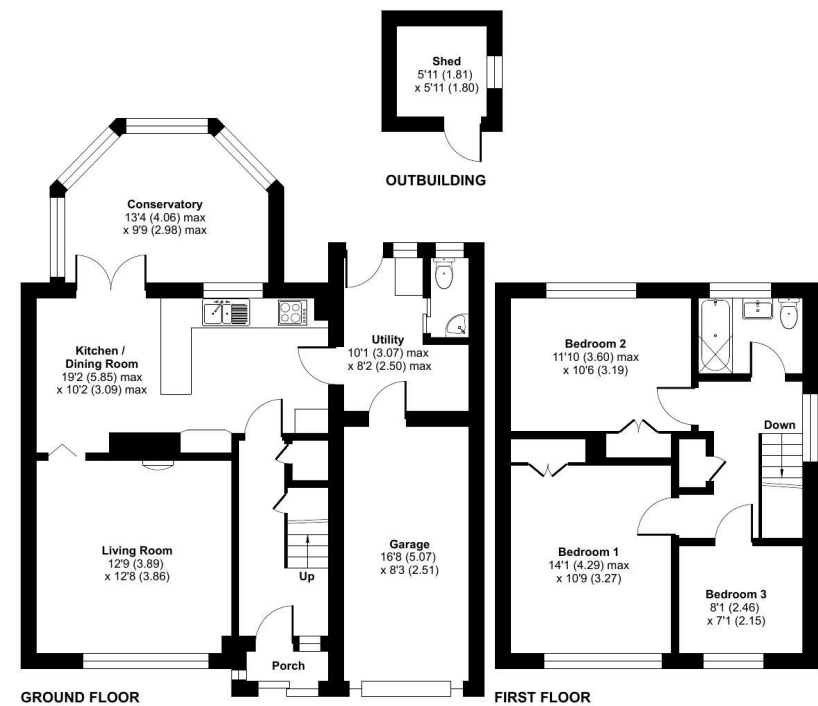
**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.  
**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Property Location:** W3W:Causes.sculpture.roses  
**Council Tax Band:** C  
**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea – Very Low, Surface Water – Very Low.

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 purchasers 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 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 £20+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 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. 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.

Floor Plan

Farm View, Taunton, TA2

Approximate Area = 1118 sq ft / 103.8 sq m  
Garage = 137 sq ft / 12.7 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 1290 sq ft / 119.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1406173



Description

- Three Bedrooms
- Semi-Detached House
- uPVC Double Glazed
- Mains Gas Central Heating
- Good Size Rear Garden
- Driveway & Garage
- No Onward Chain

Offered to the market with vacant possession and no onward chain, this three-bedroom semi-detached family home is situated within a popular residential cul-de-sac.

The property would benefit from some of modernisation but offers excellent potential for buyers looking to put their own stamp on a home.

Features include uPVC double glazing throughout, a mains gas fired central heating, a good sized enclosed rear garden, a single garage, and off road parking for up to three vehicles.



The accommodation is arranged over two floors and briefly comprises an entrance porch leading into a welcoming entrance hallway, with doors providing access to the kitchen and living room, an understairs storage cupboard, and stairs rising to the first floor. The living room enjoys a large double-glazed window to the front aspect and features a gas fire with back boiler, along with doors opening into the kitchen/dining room. The kitchen is fitted with a range of wall and base units with work surfaces over, an integrated oven and hob, space and plumbing for a dishwasher, and a stainless-steel sink with hot and cold mixer tap. From the dining area, a door leads into the conservatory, which benefits from French doors opening out onto the rear garden. Off the kitchen there is a useful utility area with additional space

and plumbing for a washing machine, access to a ground floor cloakroom with low-level WC, and internal access to the single garage. To the first floor are three bedrooms, two of which benefit from built-in wardrobes. The family bathroom completes the accommodation and comprises a panelled bath with shower over, low-level WC, and wash hand basin. Externally, the rear garden is of a good size and is predominantly laid to lawn, with a timber shed and pond. To the front of the property there is a single garage with up-and-over door, power and lighting, along with a driveway providing off-road parking for several vehicles.

