

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

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

Services: Mains water with meter, mains electricity, gas fired central heating.

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

Property Location: ///rush.noddad.views

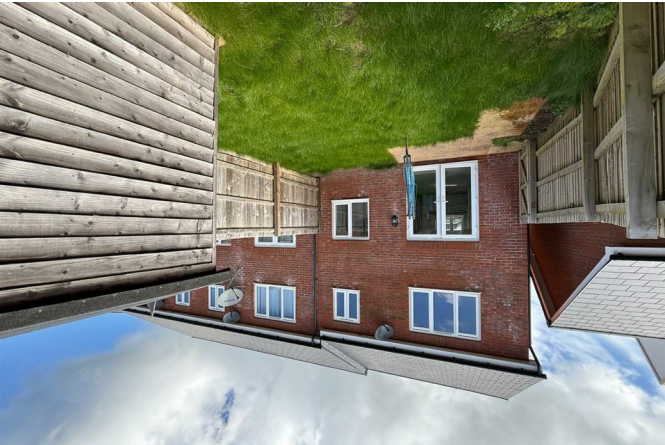
Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800Mbps download speed and 900Mbps upload speed.

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

Flood Risk: Rivers & Sea—very low, Surface water—very low.

Estate Management Charge: TBC

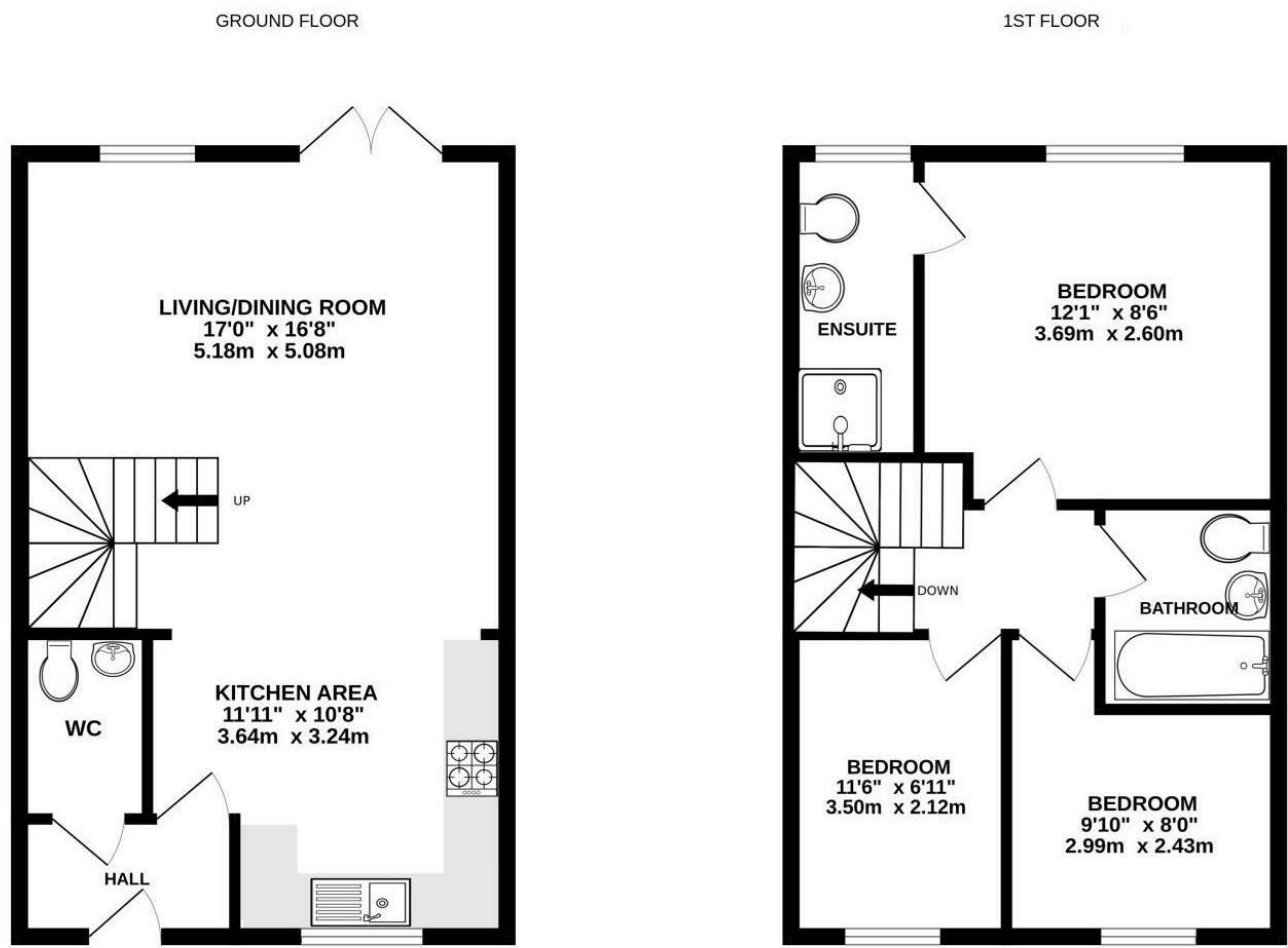


6 Merton Road, TA4 1FE
£279,950

3
1
1
B
EPC

Wilkie May
& Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Description

- Three Bedrooms
- End Terrace Home
- Mains Gas Central Heating
- uPVC Double Glazed
- Enclosed Rear Garden
- Off Road Parking
- Modern & Well Presented Accommodation
- En-Suite Shower Room
- No Onward Chain

Offered to the market with vacant possession and no onward chain is this well presented, three bedroom end terrace family home.

The property enjoys a private garden to the rear, a master en-suite shower room and off road parking for two cars to the front.

Additionally, there is uPVC double glazing throughout and a mains gas fired central heating system.



The well presented accommodation is arranged over two floors and briefly comprises; a double glazed front door opening into an entrance hallway, with doors providing access to the kitchen and a useful ground floor cloakroom. The cloakroom is fitted with a low-level WC and wash hand basin. The open plan kitchen/living area features stairs rising to the first floor, an understairs storage cupboard and uPVC double-glazed French doors opening onto the rear garden. The kitchen is fitted with a range of matching wall and base units with work surfaces above, an integrated electric oven with four ring gas hob and extractor above,

space for a fridge/freezer, and space and plumbing for a washing machine. To the first floor are three bedrooms, with the master bedroom benefiting from an en-suite shower room comprising a shower cubicle, low-level WC and wash hand basin. The family bathroom completes the accommodation and is fitted with a panelled bath with shower attachment, low-level WC and wash hand basin. Externally, the property enjoys a private rear garden, predominantly laid to lawn with a patio seating area. A useful side access leads to the front of the property, where a driveway provides off-road parking for two vehicles.

