17 Eastbourne Terrace, TA1 1SX

£225,000 Freehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: W3W.co/dice.runs.sorry

Council Tax Band: B

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

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

Flood Risk: Rivers & Sea - Very Low. Surface Water - Low

Agents Note: Photos from July 2025

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

The Property Ombudsman

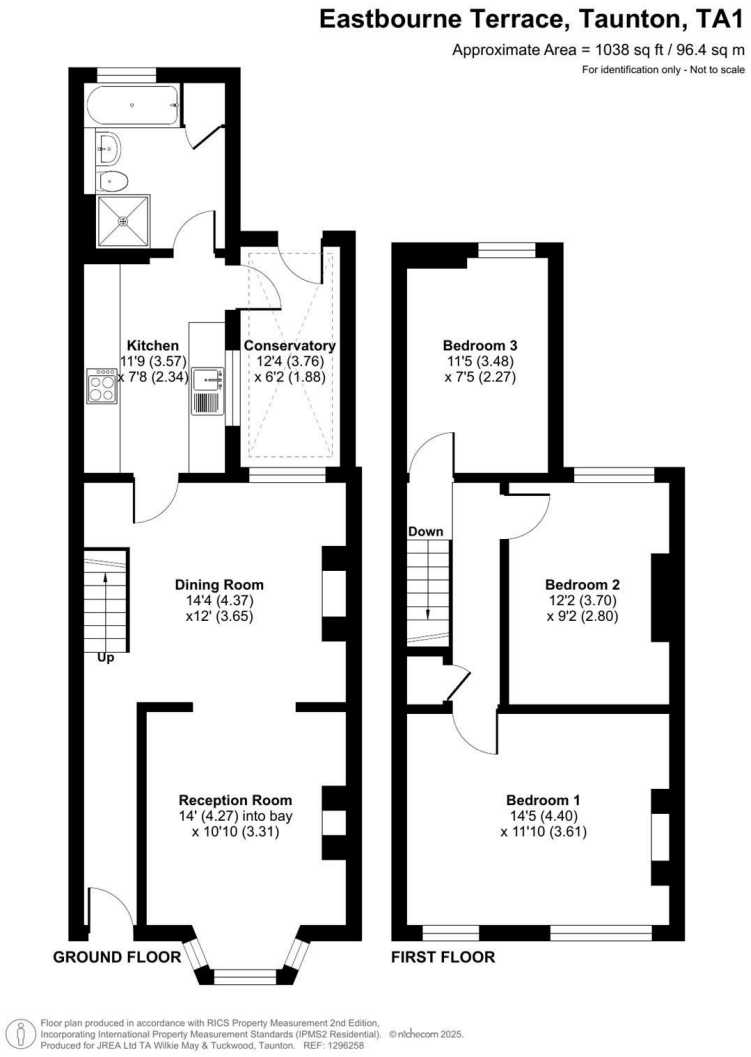
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Tel: 01823 332121

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

WM&T

Floor Plan



WM&T

Description

- Victorian Terraced Home
- Close To The Town Centre
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Low Maintenance Garden

This three bedroom Victorian mid terrace home is situated conveniently within easy reach of Taunton town centre and offers spacious accommodation arranged over two floors served by uPVC double glazing and mains gas fired central heating.
The property is offered in good decorative order with the benefit of a modern fitted kitchen along with a refitted family bathroom (within the last few years).



Internally, a front door leads into entrance hall with staircase rising to the first floor. There is a generous size living room with bay window to front and wood burning stove. A separate dining room leads through to a modern fitted galley kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated double oven and microwave, electric hob, integrated dishwasher and integrated fridge.
From the kitchen, a doorway leads through to a completely refitted modern bathroom suite comprises of wc and wash hand basin set in a modern vanity unit, bath with tiled surround and a separate walk-in shower with shower over. A useful side lean-to/utility completes the ground floor accommodation. To the first floor are three good size bedrooms. Externally, to the rear is a fully enclosed courtyard garden that has been hard landscaped for ease of maintenance.
Floor Plan

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