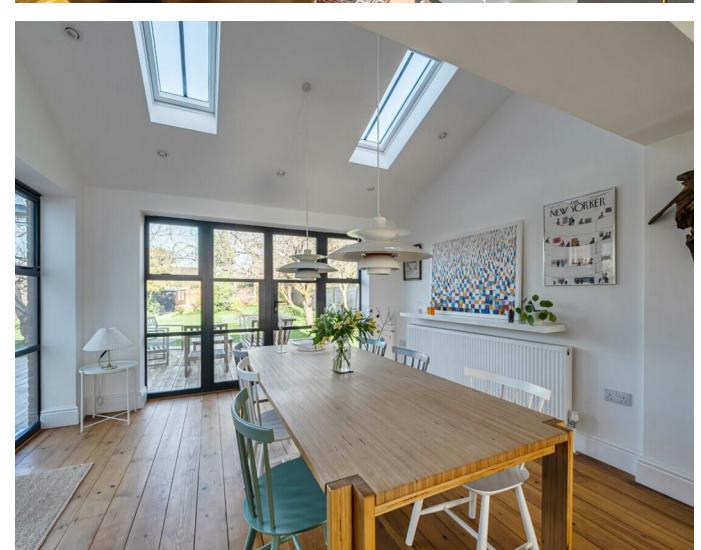


8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and poss this information to the seller. Such information will be available when the prospective buyer needs to sell a property, it requires a mortgage. It claims to be a cash buyer of any combination of these. Such relevant information should be included in the Memorandum of Sale having regard to the property. It also includes the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the protection of the agent. The agent has not tested only opportunities, equipments, fixtures and fittings or services and so cannot verify that order of 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of not more than £15+VAT. Once the offer is accepted by our client an administration fee of £2+VAT (£24 per buyer will be required in order to process the necessary checks relating to our conveyance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be refunded should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

GENERAL REMARKS AND STIPULATIONS:	enure: The property is offered for sale freehold by private treaty with vacant possession on completion. Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating. Local Authority: Somerrest Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY Property Location: //acquaintlastmammals Council Tax Band: D 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.
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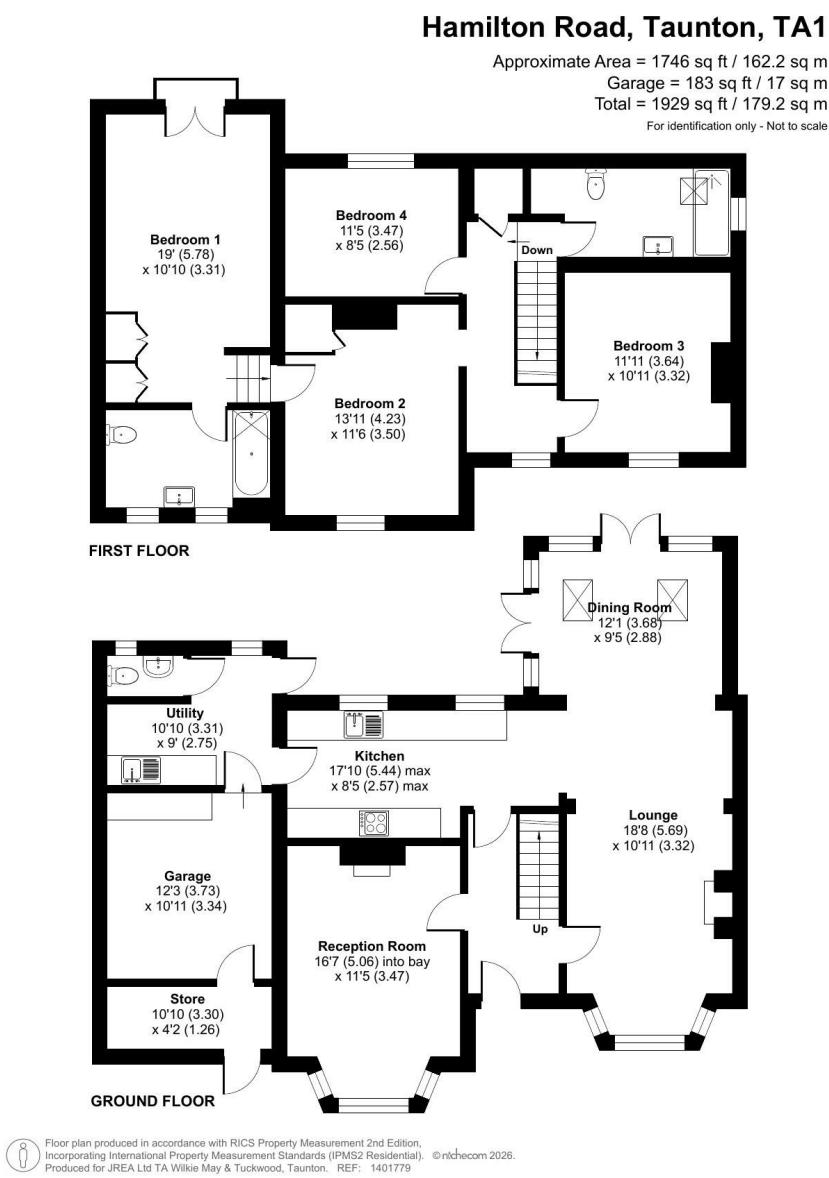


83 Hamilton Road,
Taunton, TA1 2EP
£565 000 Freehold



Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Four Bedrooms
- 1920's Detached House
- Large Rear Garden
- Garage & Off Road Parking
- Beautifully Presented Throughout
- Mains Gas Fired Central Heating
- uPVC Double Glazed Throughout

A beautifully presented four-bedroom detached family home, featuring a generous rear garden and an attractive extension. The property is warmed by mains gas-fired central heating, complemented by a wood-burning stove in the living room, and benefits from uPVC double glazing throughout. Externally, there is a good-sized driveway providing ample off-road parking. Conveniently positioned just a short distance from Taunton town centre, the property enjoys an outlook opposite a park and offers excellent access to Junction 25 of the M5 motorway.



The accommodation is arranged over two floors and briefly comprises an entrance hallway with original tiled flooring and stairs to the first floor. The bay-fronted living room features exposed floorboards and a wood-burning stove, opening into a light and airy extension with Velux windows and two sets of double doors leading into the garden. The kitchen is fitted with matching wall and base units, integrated oven, hob and extractor, space for appliances, and a garden outlook. A separate utility room provides additional storage and plumbing for a washing machine, with a ground floor cloakroom and

access to the converted garage beyond. A further bay-fronted reception room, currently used as a music room, completes the ground floor. Upstairs are four bedrooms (one currently used as a walk-through reception room). The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while a modern family shower room serves the remaining bedrooms. Outside, the generous rear garden is mainly laid to lawn with a large decking area ideal for entertaining, two timber sheds (one with power), outside lighting, tap and gated side access. To the front, a driveway provides off-road parking for up to four vehicles.

WM&T