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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 – Medium, Rivers & Sea – Very Low.

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

Broadband Availability: Ultrafast up to 10000 Mbps download & 10000 Mbps upload speed.

Council Tax Band: B

Property Location: <https://what3words.com/converged.octagonal.rapid>

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

Services: Mains electricity, mains water, mains drainage.

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:

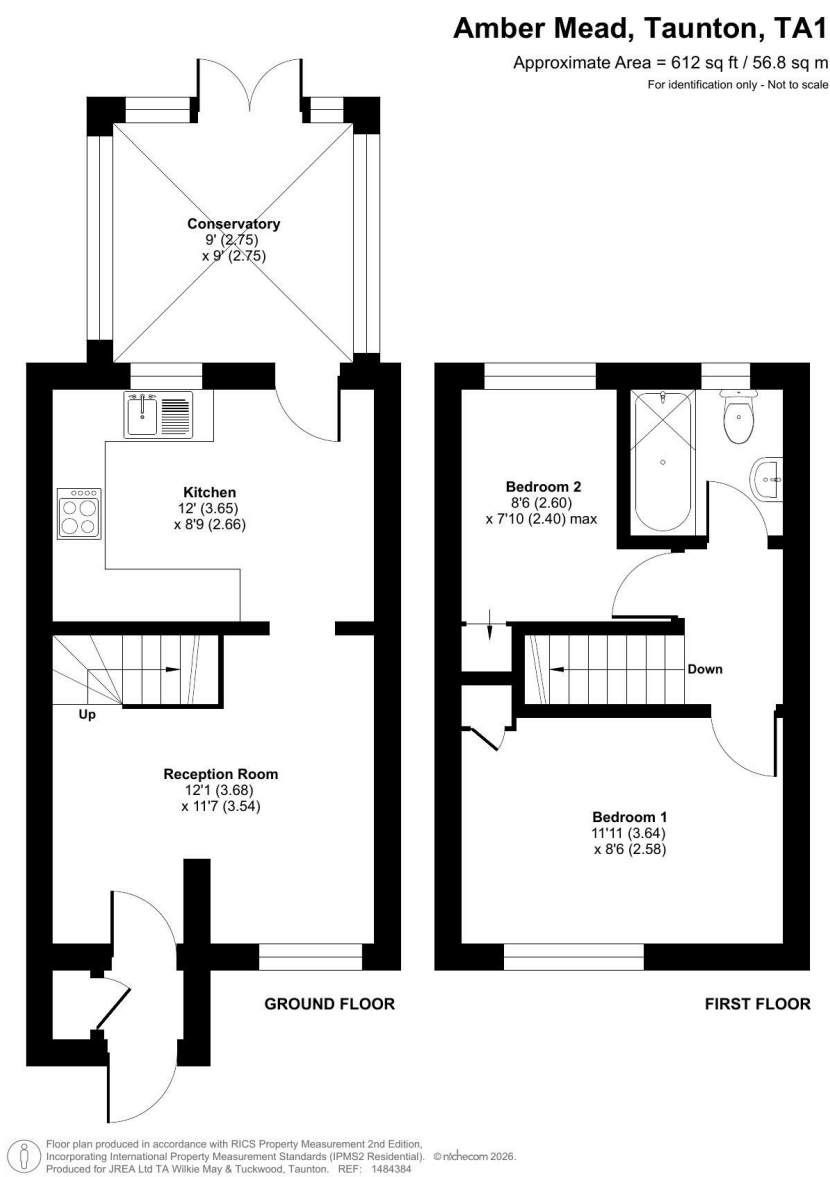


28 Amber Mead, TA1 2RY
£215,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

- Two Bedroom Modern Mid Terrace Home
- Ideal FTB/Investment
- uPVC D/G
- Allocated Parking

A well-presented two-bedroom mid-terrace home, built in the 1980s, occupying a peaceful cul-de-sac position within the highly sought-after Blackbrook development on the south-eastern side of Taunton.

Benefiting from uPVC double glazing throughout, the property has been further enhanced by the refitting of both the kitchen and bathroom, together with the addition of a double-glazed sun room, creating additional living space.



The accommodation begins with an entrance porch leading into a comfortable living room, with stairs rising to the first floor and access through to the modern refitted kitchen. The kitchen is fitted with a range of matching wall and base units, complementary work surfaces and tiled splashbacks, together with an integrated oven, electric hob and fridge/freezer. A door leads through to the double-glazed sun room, which in turn provides access to the rear garden.

On the first floor are two bedrooms and a refitted family bathroom comprising a WC, wash hand basin and bath with tiled surround and shower over.

Externally, the property benefits from a small,

low-maintenance front garden and off-road parking for one vehicle, together with an additional allocated parking space located on the opposite side of the cul-de-sac. To the rear, the garden has been hard landscaped to provide an attractive and easy-to-maintain outdoor space.

This appealing home would make an ideal first-time purchase, investment property or downsize opportunity, and enjoys a convenient location close to local amenities, schools and transport links.

