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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.

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, TAI 4DY

Property Location: <https://thirdtribes.chips>

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

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

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

Agents Note: Sales particulars correct as of September 2026. The property is of laing easiform construction.

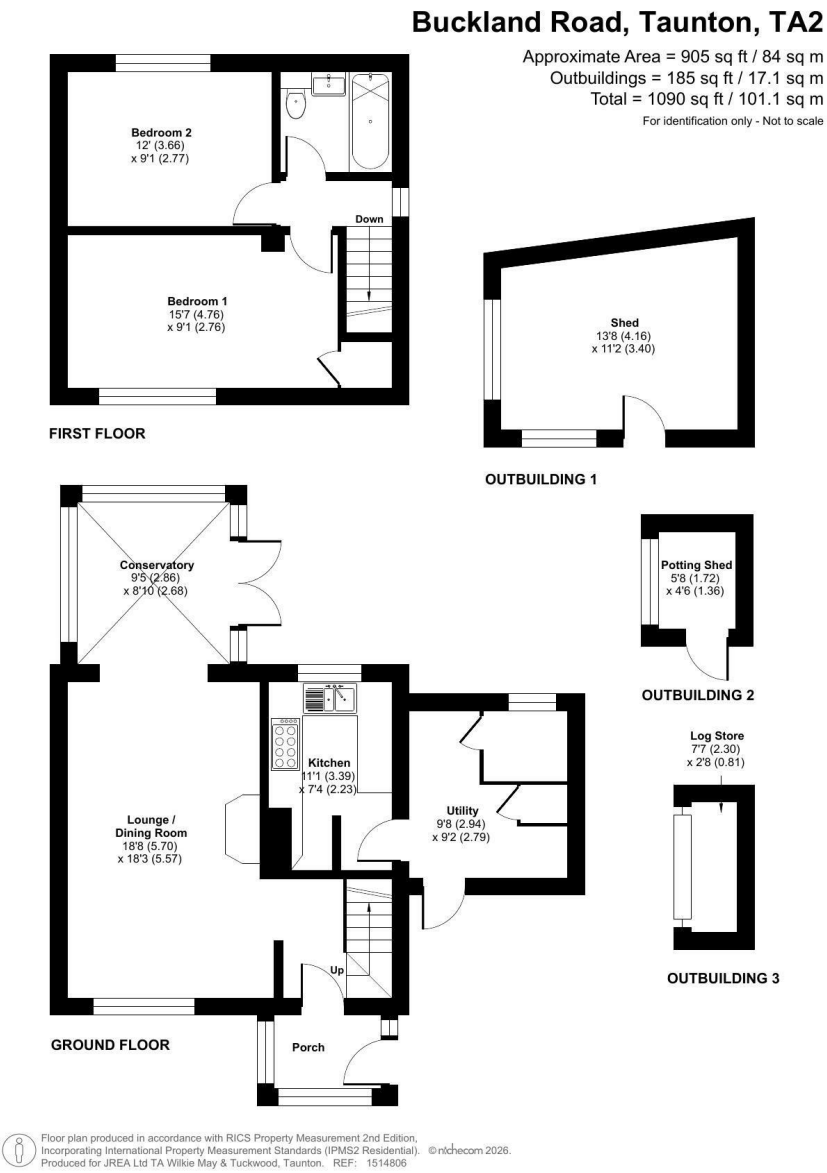


6 Buckland Road,
Taunton, Somerset, TA2 8EP
£235,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

- Two Double Bedrooms
- Semi Detached House
- Gas Central Heating (New Boiler 2026)
- uPVC Double Glazing
- Conservatory Extension
- Enlosed Rear Garden
- Workshop
- Beautifully Presented Throughout
- Off Road Parking

A beautifully presented two double bedroom semi-detached house in a popular residential area, offering spacious accommodation, a conservatory extension, enclosed rear garden, workshop and off-road parking. Further benefits include gas central heating with a new boiler installed in 2026 and uPVC double glazing.



The accommodation is arranged over two floors and comprises in brief; a uPVC double glazed front door opening into an entrance porch, providing an ideal space for coats, shoes, pushchairs etc. A further door leads into the entrance hallway, with stairs rising to the first floor and doors providing access to the kitchen and living room. The living room is a good sized reception room with a large uPVC double glazed window overlooking the front aspect, a multi-fuel burning stove and access into the conservatory. The conservatory benefits from a tiled floor and French doors providing access into the rear garden. The kitchen is fitted with a selection of matching wall and base storage units with work surfaces over, incorporating a 1½ bowl stainless steel sink with hot and cold mixer tap. There is

space and plumbing for a dishwasher and washing machine, space for a range cooker with extractor fan over and space for a fridge/freezer. The ground floor accommodation is completed by a lean-to utility area, which provides two full height storage cupboards and access to both the front and rear gardens. On the first floor, there are two double bedrooms, with the master bedroom benefiting from an over stairs built in storage cupboard. The modern family bathroom comprises a panelled bath with shower over, low-level WC and wash hand basin. Externally, the rear garden is private and predominantly laid to low maintenance paving. There is a good size workshop benefiting from power and lighting, together with a timber wood store. To the front of the property, a driveway provides off road parking for two cars.

