8 Kings Square, TA1 3FN
£340,000 Freehold

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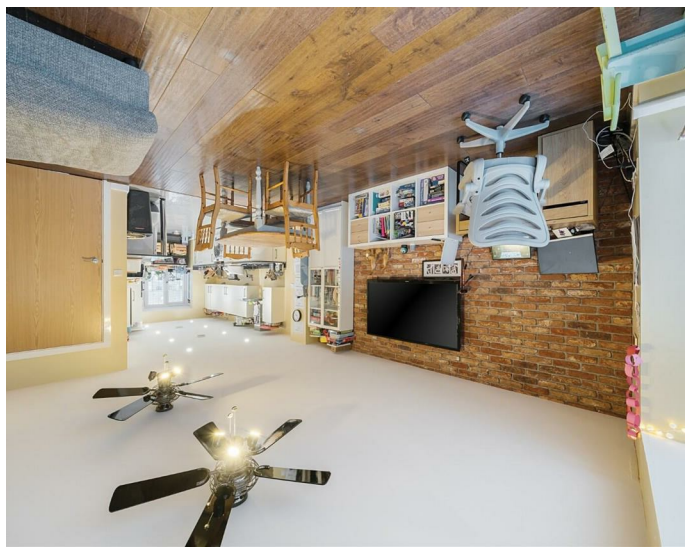
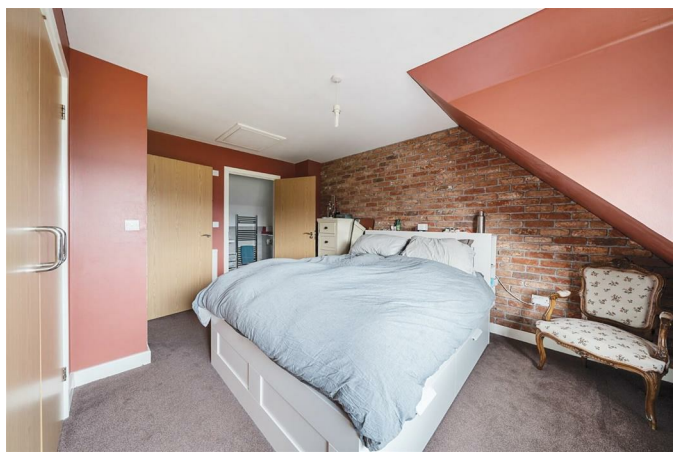
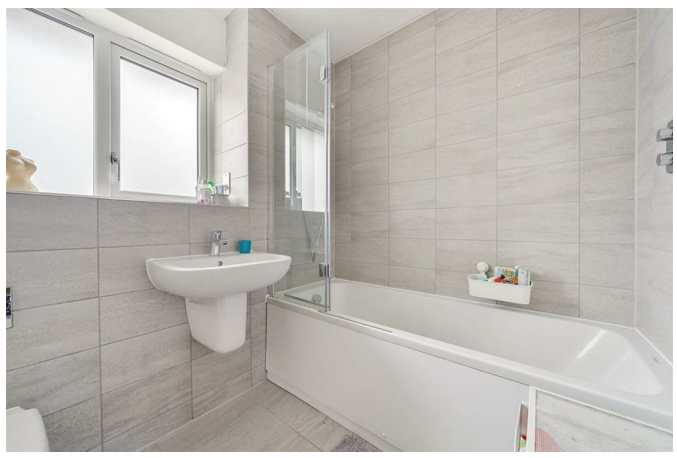
Wilkie May & Tuckwood







GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains water, mains electricity, mains gas, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: w3w.co/miles.pulled.fallen
Council Tax Band: D
Broadband Availability: Ultrafast up to 1800 Mbps download & 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.
Agents Note: We understand there is a management charge for this development of £120.01 per quarter.

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.

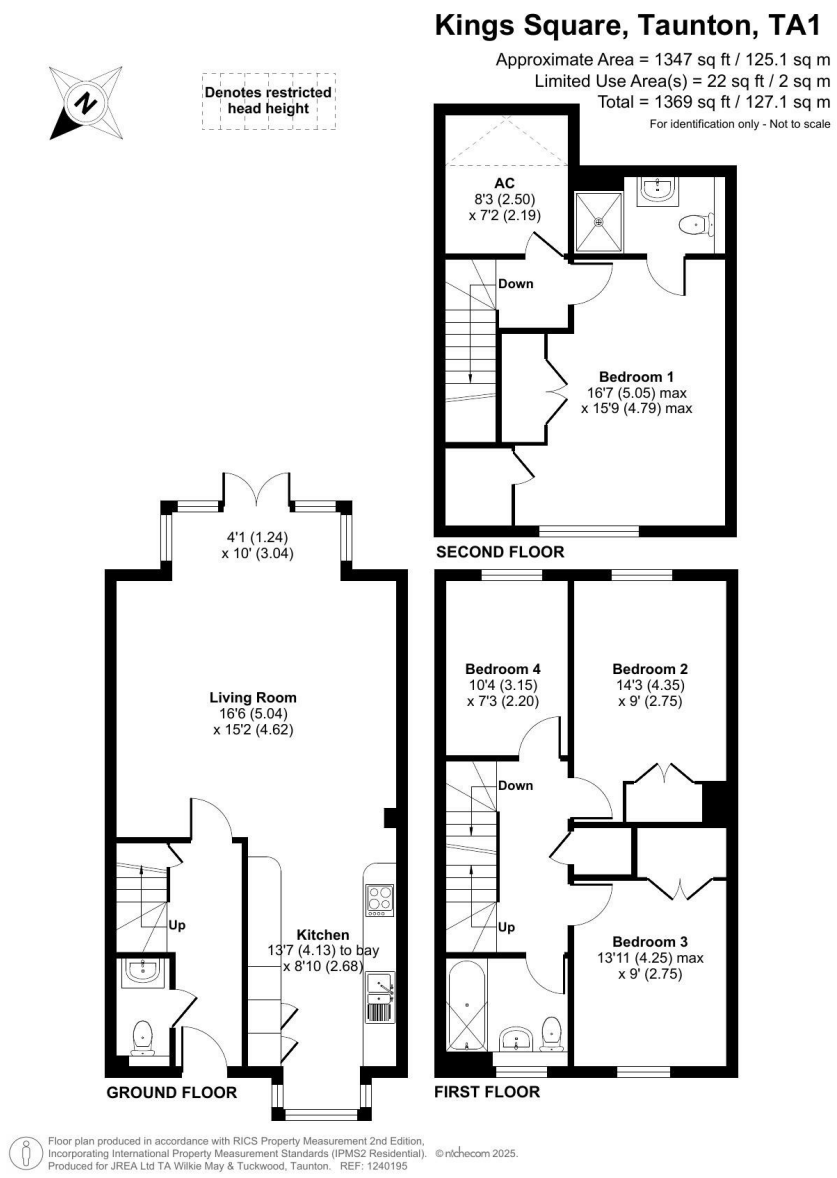
CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus 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
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan



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Description

- Secure Gated Development
- Four Bedrooms
- Townhouse
- uPVC D/G & Gas C/H
- Off Road Parking

Situated in a secure gated development just off South Road, is this four bedroom, three storey modern townhouse.

The property, which we believe was constructed in 2016, is benefitted by uPVC double glazing and mains gas fired central heating and is conveniently situated with easy access to Taunton town centre, Vivary Park as well as Kings College, Richard Huish College and Bishops Foxes secondary school.

Internally, a front door leads into entrance hall with a cloakroom off. A generous size living/dining area is found at the rear of the property with double glazed French doors leading out onto the garden. The accommodation merges into a open plan kitchen, which is fitted with a matching range of wall and base units, work surfaces and upstands, integrated double oven, gas hob and extractor fan, integrated fridge/freezer, dishwasher and space for washing machine. From the hallway, a staircase leads to a first floor landing where you will find three bedrooms and a family bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and shower over.
From the first floor landing, a further staircase rises to the second floor bedroom which benefits from double fitted wardrobes and a doorway through to an ensuite that comprises of wc, wash hand basin, double walk-in shower with shower over. Externally, the rear garden is fully enclosed via timber fencing and has been hard landscaped for ease of maintenance. The majority of the garden is laid to paving slabs with borders on both sides and a path leading to the rear gate. To the front is a brick pavior driveway providing off-road parking for one vehicle. There is a communal green space and play park in the centre of Kings Square for residents use.

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