





Aller Mead Way

Taunton TA4 4RE

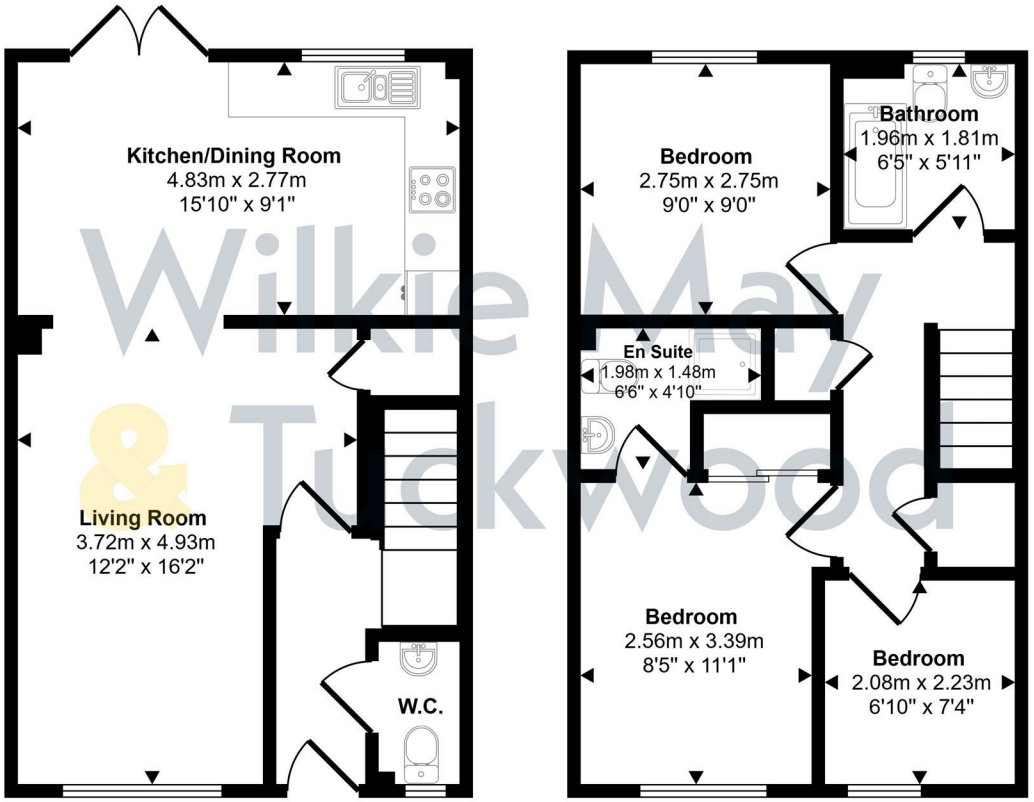
Price £220,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
76 sq m / 823 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

Description

A well presented three bedroom terraced family home, situated on the edge of Williton, with 2 off road parking spaces and No Onward Chain.

- No Onward Chain
- En-Suite Bedroom
- 2 Parking Spaces
- Well Presented Throughout
- Views

The property comprises a terraced house of traditional brick and block construction, with coloured K Rend elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating and solar thermal hot water panel. The house also has an enclosed rear garden, two off road parking spaces and No Onward Chain.

The accommodation in brief comprises; Part glazed composite door into Entrance Hall: door into Downstairs Wc; low level Wc, pedestal wash basin, tiled splashback. L Shaped open plan Living Room/Dining Room/Kitchen: with double aspect, under stairs storage cupboard. Kitchen: with a good range of white coloured cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob and extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine, ample room for a dining table,French doors to the rear garden.

Stairs to the first floor landing: hatch to roof space, linen cupboard, airing cupboard with large hot water cylinder with immersion switch. En- Suite Bedroom 1; aspect to front with views over the farmland, fitted wardrobe with sliding doors, door into En-Suite Shower Room: shower cubicle with multi panel surround, thermostatic mixer shower over, low level Wc, pedestal wash basin, light and shaver point. Bedroom 2; aspect to rear. Bedroom 3; aspect to front with views. Family Bathroom; with white suite comprising a panelled bath, tiled surround, mixer shower attachment, low level Wc, pedestal wash basin, light and shaver point.

OUTSIDE: To the rear of the house where is an enclosed garden laid to lawn with a shed and pedestrian gateway leading to the two off road parking spaces.

MANAGEMENT CHARGE: The site is subject to an annual management charge of approximately £150.00 per annum.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking for two cars at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the 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.











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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a 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 pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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.

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