





Townsend

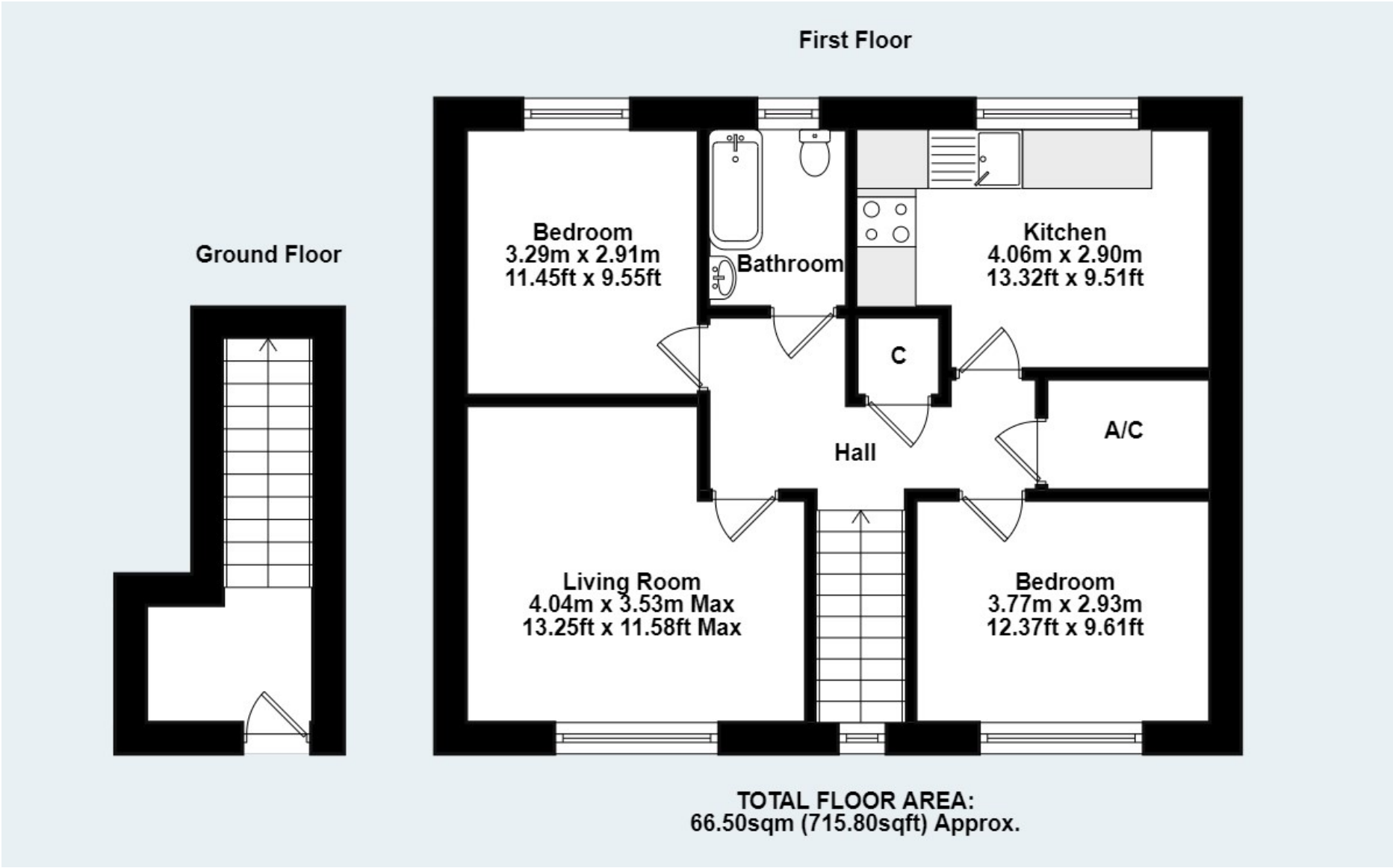
Taunton TA4 4RB

Price £159,950 Leasehold

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Wilkie May & Tuckwood

Floorplan


First Floor
Ground Floor
Bedroom
3.29m x 2.91m
11.45ft x 9.55ft
Bathroom
Kitchen
4.06m x 2.90m
13.32ft x 9.51ft
C
A/C
Hall
Living Room
4.04m x 3.53m Max
13.25ft x 11.58ft Max
Bedroom
3.77m x 2.93m
12.37ft x 9.61ft
TOTAL FLOOR AREA:
66.50sqm (715.80sqft) Approx.

Description

A spacious two bedroom first floor flat situated on the edge of the village, with a garden, gas central heating and double glazing.

- Views to The Quantock Hills
- No Onward Chain
- Two Double Bedrooms
- Gardens
- Well Presented

The property comprises a spacious and well presented purpose built flat built of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating and a generous garden.

The accommodation in brief comprises; uPVC door into Entrance Hall. Stairs to first floor landing; hatch to roof space, boiler cupboard housing combi boiler for central heating and hot water. Living Room; with aspect to front. Kitchen; aspect to rear with a pleasant outlook, a good range of fitted modern shaker style cupboards and doors under a rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, fitted electric oven with four ring hob and extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer, room for small dining table. Bedroom 1; aspect to front. Bedroom 2; aspect to rear. Family Bathroom; white suite comprising panelled bath, tiled surround, electric shower over, low level WC, pedestal wash basin.

OUTSIDE: Outside there is a small outbuilding with power and lighting and a garden with river frontage laid to lawn and patio together with a timber shed and summerhouse.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Leasehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no allocated parking 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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