26 Bloomfield Close
Taunton, Somerset, TA1 2EW
£265,000 Freehold

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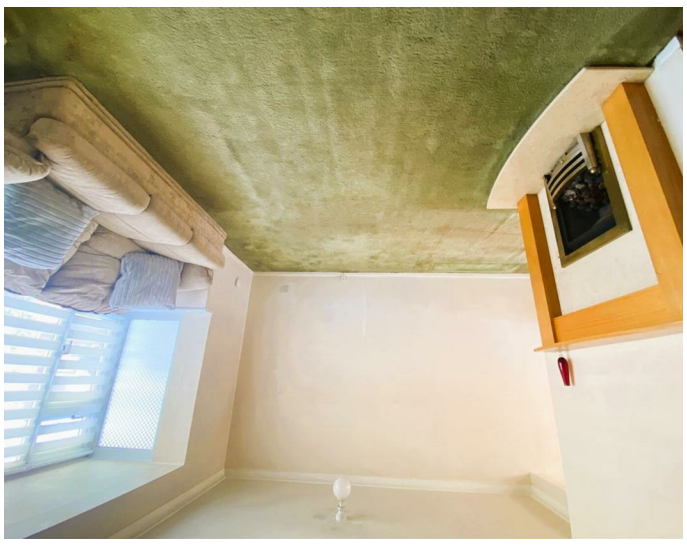
Wilkie May & Tuckwood



GENERAL REMARKS AND STIPULATIONS:
Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: ///wiser.bright.escapades
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 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.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

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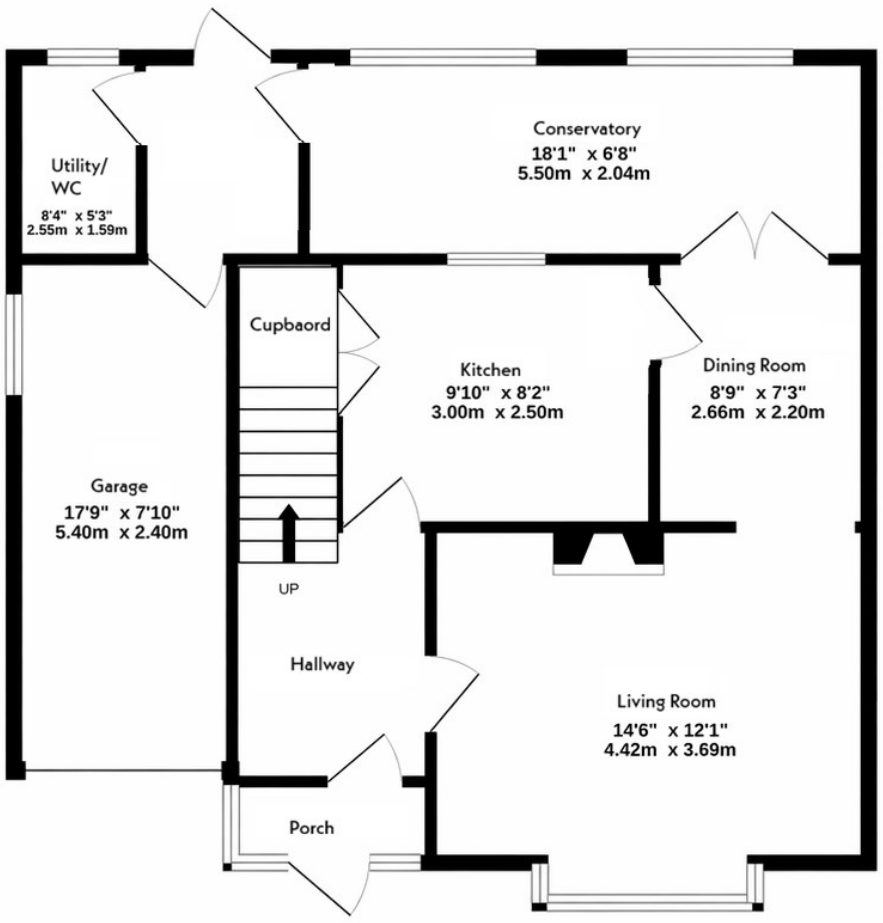
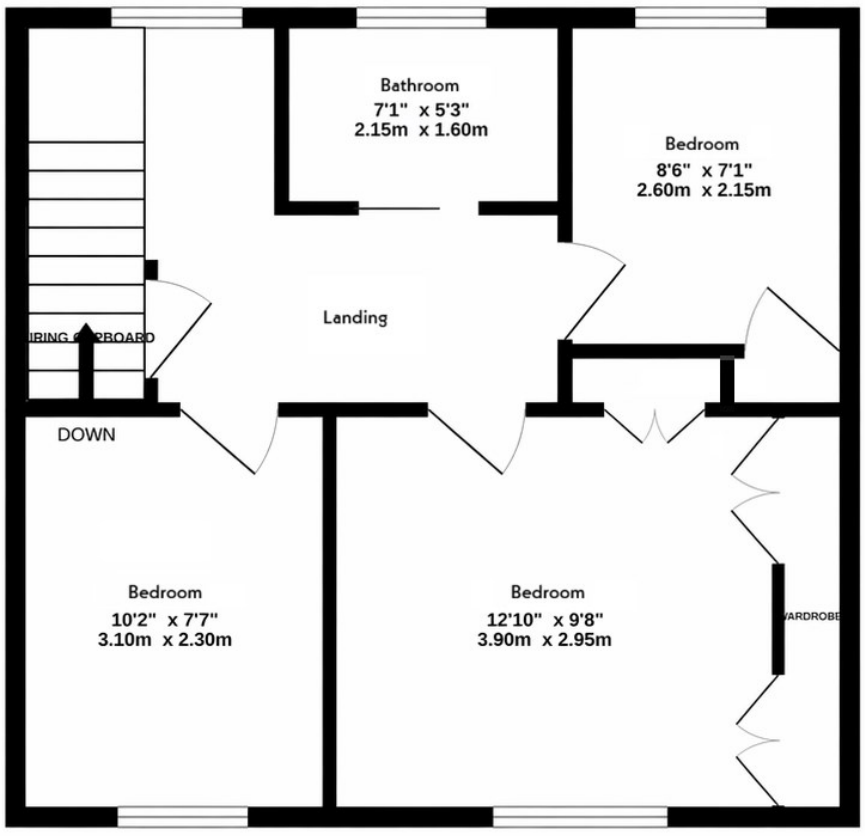
Floor Plan



Ground Floor



First Floor

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Description

- Modernisation and Remedial Works Required
- Competitively Priced to Reflect Condition
- Three Bedrooms
- Detached House
- Generous South-Facing Rear Garden
- Convenient Town Centre Location
- Mains Gas-Fired Central Heating
- uPVC Double Glazing
- Single Garage and Off-Road Parking
- Vacant Possession and No Onward Chain

Offered to the market with vacant possession and no onward chain.

A competitively priced, three bedroom detached home occupying a generous size plot with a large, South facing rear garden. The property is conveniently positioned within walking distance of the town centre and a nearby park, while also offering straightforward access to Junction 25 of the M5 motorway. The house now requires general modernisation and updating, together with some remedial works and has been priced accordingly. It offers well balanced accommodation, a generous garden and considerable potential for buyers looking to improve a property to their own specification. The property is offered with vacant possession and no onward chain.

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The accommodation is arranged over two floors and comprises in brief; an entrance porch opening into the main entrance hallway, with stairs rising to the first floor and doors providing access to the kitchen and living room. The living room has been extended to the front, creating a spacious reception room with a large bay window and gas fire. The room opens through into a separate dining area, which in turn provides access to both the kitchen and conservatory. The kitchen is fitted with a range of matching wall and base storage units with work surfaces over. There is space and plumbing for a washing machine, space for a gas cooker and a number of useful storage cupboards. The conservatory is positioned at the rear of the property and can be accessed from both the kitchen and dining room. Leading from the conservatory is a useful utility room/cloakroom, while an internal door provides access into the single garage. On the first floor, there are three bedrooms and a shower room comprising a low-level WC, wash hand basin and shower cubicle. Externally, the property occupies a generous plot and benefits from a good degree of privacy. The South facing rear garden is predominantly laid to lawn, with a patio area and a selection of established flower and shrub borders. There is also useful side access, an outside tap and exterior lighting. To the front of the property is a smaller garden area and a driveway providing off-road parking for one vehicle. The driveway leads to the single garage, which has an up-and-over door, power and lighting. Although requiring investment and improvement, the property represents an excellent opportunity to acquire a detached home in a convenient location at a competitive price.

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