



31 Tyne Park, Taunton - TA1 2RP
£210,000

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31 Tyne Park

Taunton

A two bedroomed end of terrace property in cul-de-sac location within the popular Blackbrook area of Taunton. The accommodation consists of: entrance lobby, living room, kitchen/diner, two first floor bedrooms and bathroom. Externally the property benefits from an enclosed south facing garden and allocated off-road parking for two vehicles. Energy rating: D-61

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

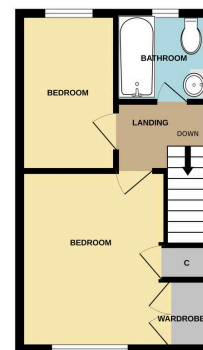
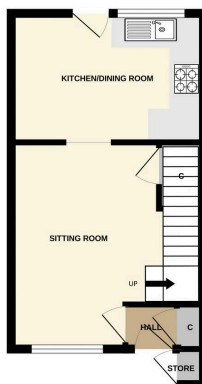
EPC Environmental Impact Rating: D

- New gas central heating system installed in 2022
- Two bedroomed end-of-terrace home
- Allocated parking
- Great starter home/investment
- Sunny south facing garden
- Double glazed windows



GROUND FLOOR
289 sq. ft. (26.8 sq.m.) approx.

1ST FLOOR
284 sq. ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq. ft. (53.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and built-in fixtures are not guaranteed and no responsibility is taken for any error. The actual layout of the property may vary from the floorplans shown. The actual layout of the property may vary from the floorplans shown. The actual layout of the property may vary from the floorplans shown.



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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 a 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.