

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations or warranties of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. 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. obtain verification from their solicitor.

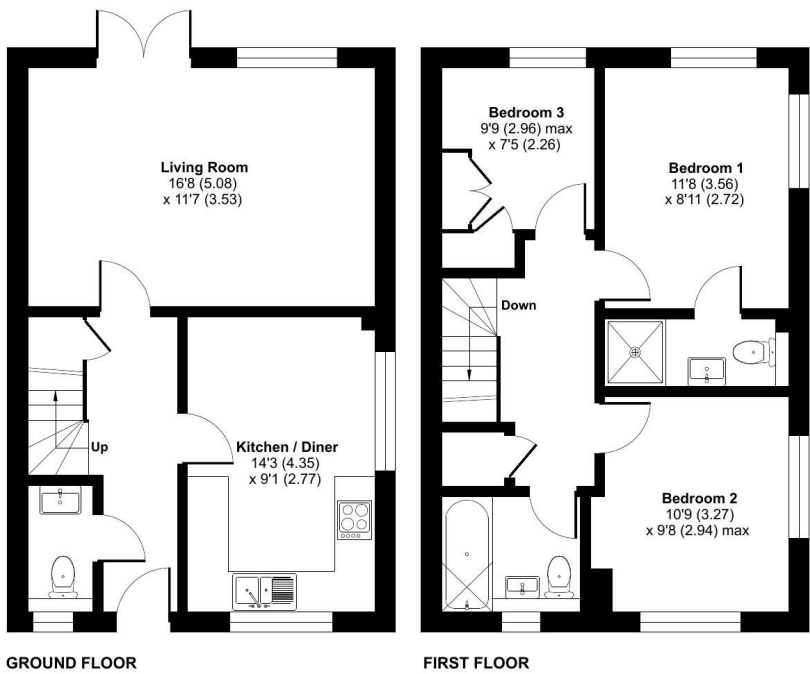
GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Enter Text Here
Local Authority: Somerset Council
Property Location: Enter Text Here
Council Tax Band: C
Broadband Availability: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Flood Risk: Enter Text Here
Agents Note: Enter Text Here



129
Firepool View, TA1 1NY
£285,000 Freehold

3
1
2
C
EPC

Wilkie May
& Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1386402

Description

- End Of Terrace
- Three Bedrooms
- Constructed In 2014
- Gas Fired Central Heating
- uPVC Double Glazing
- No Onward Chain

A three bedroom modern end terrace home set close to Taunton station, benefitting from off road parking and offered with vacant possession.



Constructed by Messrs Crest Nicholson in 2014, is this three bedroom modern end of terrace family home. The property, which is offered to the market with vacant possession, is benefitted by uPVC double glazing and mains gas fired central heating. The property is further enhanced by two parking spaces and a fully enclosed low maintenance garden, as well as being set handy within close proximity to Taunton railway station making the property ideal for commuters. Internally, a front door leads into entrance hall with cloakroom off. There is a generous size kitchen/dining room at the front of the property which is fitted with a matching range of wall and base units, work surfaces and tiled splashbacks with integrated 70/30 fridge/freezer, integrated

dishwasher, stainless steel oven and gas hob with an extractor fan over and space and plumbing for a washing machine. To the rear of the property there is a generous size living room with access to the garden. From the entrance hall a staircase rises to a first floor landing with doors to all bedrooms and a family bathroom. Bedroom One is benefitted by an en-suite shower room comprising of wc, wash hand basin and walk-in shower with tiled surround and bedroom three benefits from fitted wardrobes. The family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and shower over. Externally, the rear garden is fully enclosed and offers gated rear access.