



Orchard Way

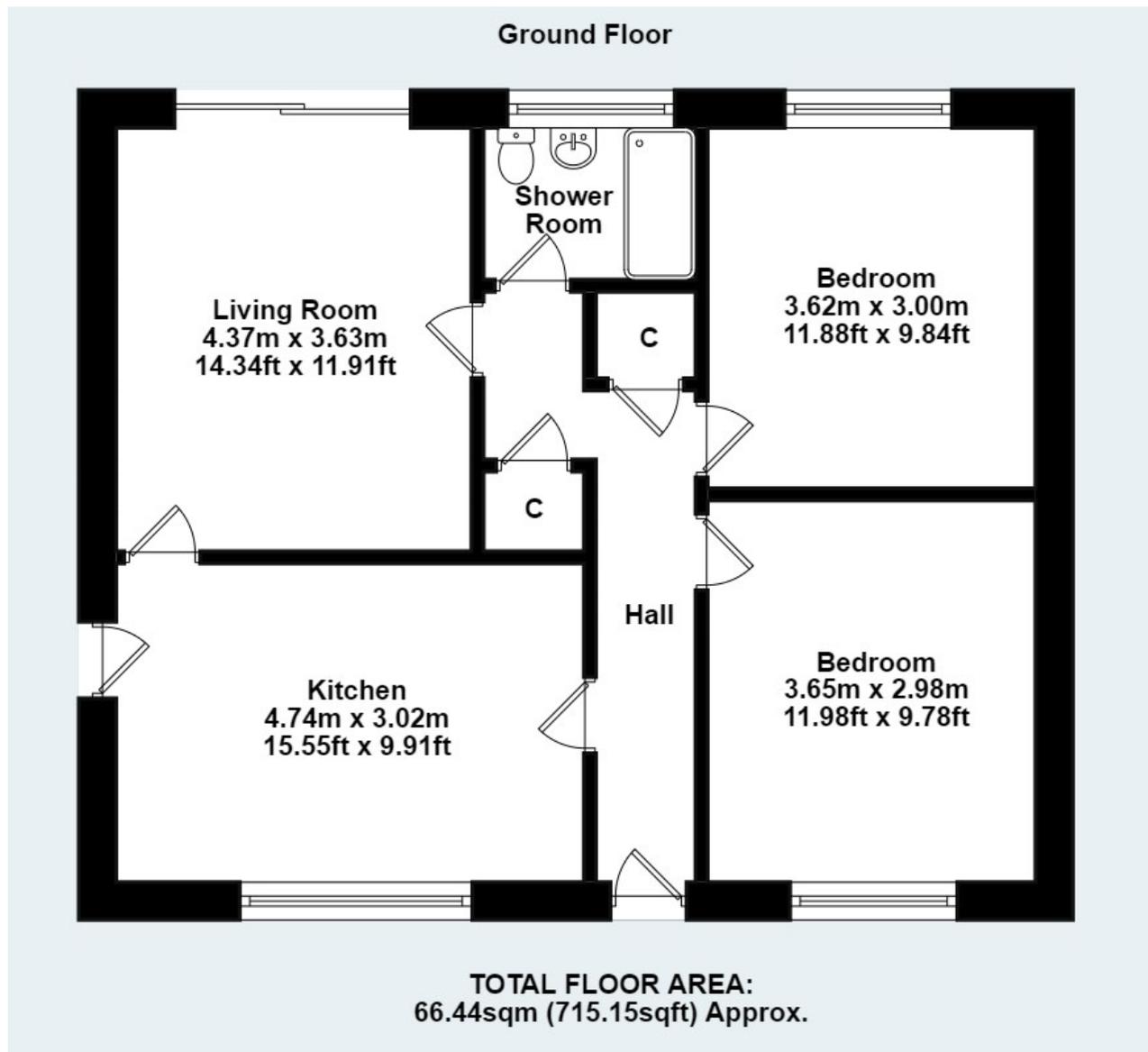
Taunton TA4 4SP

Price £269,950 Freehold

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**Wilkie May
& Tuckwood**

Floorplan



Description

A spacious and well presented two bedroom semi detached bungalow, situated in a quiet cul-de-sac, with No Onward Chain.

- No Onward Chain
- South Facing Rear Gardens
- Garage
- Off Road Parking
- Cul-de-sac Location



The accommodation in brief comprises: Part glazed UPVC door into spacious Entrance Hall; with two built in storage cupboards, hatch to roof space with ladder. Kitchen/ Breakfast Room; with aspect to front, 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, with mixer tap over, fitted electric oven, 4 ring hob, space and plumbing for washing machine, space for tall fridge freezer, cupboard housing Baxi combi boiler for central heating and hot water, door to side car port. Living Room; with aspect to rear, electric pebble effect fireplace with marble effect surround, patio doors to the rear garden, TV point. Bedroom 1; with aspect to rear. Bedroom 2; with aspect to front. Shower Room; tiled floor, part tiled walls, large low level shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: To the front of the property there is a good-sized driveway with off road parking for two cars, a car port and Garage with up and over door, power and lighting. Adjacent to the driveway is a lawned garden. To the rear of the bungalow there is a further garden with a south facing aspect, again laid to lawn, with a shed and summerhouse.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. 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, references 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 or representatives or agents should not rely on them as statements or representations 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 warranties which have been sold, let or withdrawn; Photographs taken and details prepared 25th February 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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. References to the feature 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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