



## Townsend

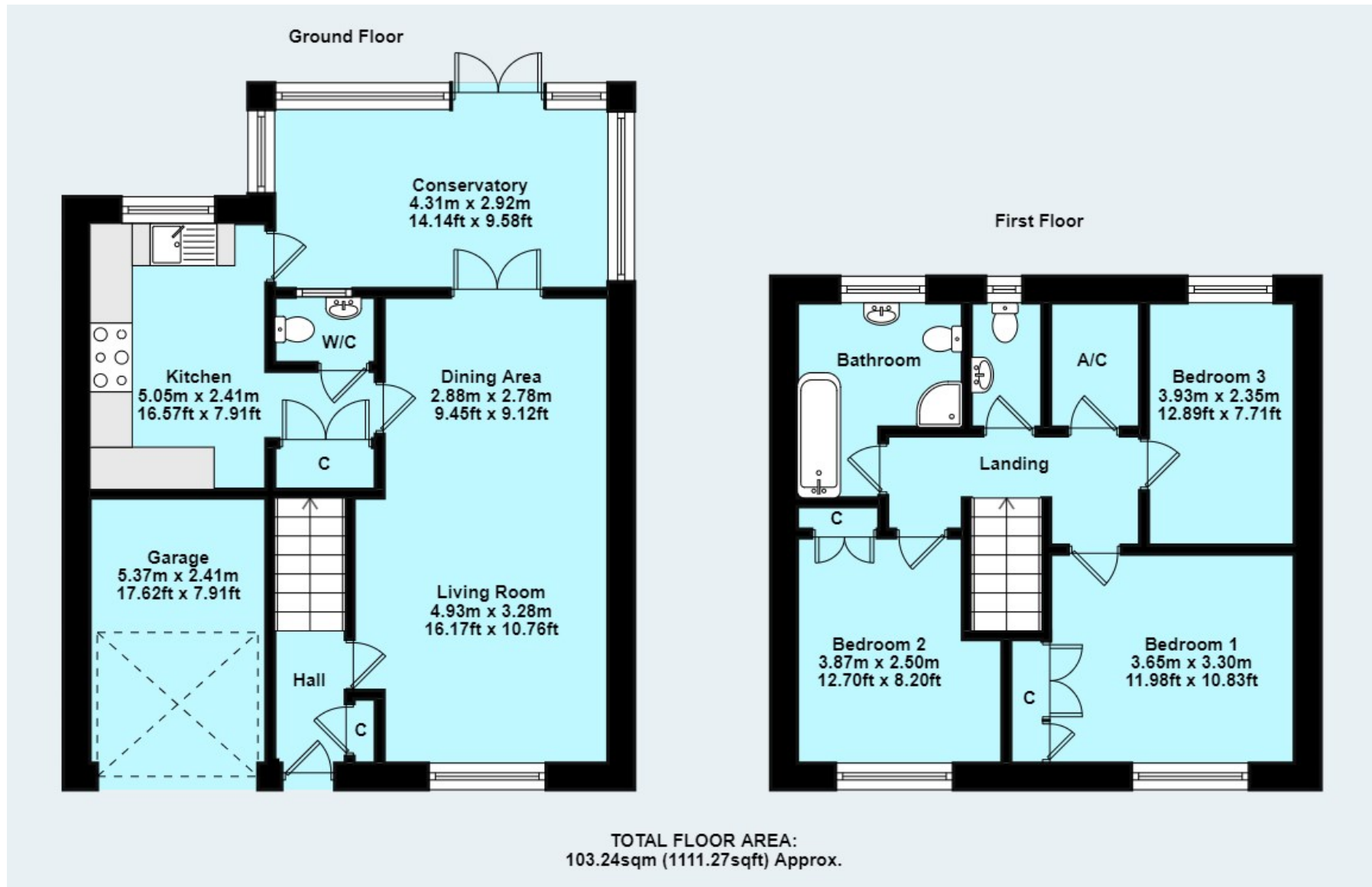
Taunton TA4 4RB

Price £279,950 Freehold



Wilkie May  
& Tuckwood

# Floorplan



# Description

**A well presented, semi detached 3 bedroom family home situated within level walking distance to local amenities and benefitting from solar panels, garage, off road parking and gardens to the front and rear.**

- Garage
- Off Road Parking
- Conservatory
- Gardens to Front & Rear
- Walking Distance to Amenities



The accommodation in brief comprises; Front door into; Entrance Hall with storage cupboard and stairs rising to the first floor, door into; Living Room with an aspect to the front and rear, gas fire with marble surround, TV point, telephone point and a door into the Conservatory and; Inner Hall with a generous storage cupboard, door into; Cloakroom comprising a low level WC, corner wash basin with a tiled splashback and hot and cold taps over. Kitchen with a range of modern wall and base units under a rolled edge work surface, stainless steel sink and drainer incorporated into work surface with hot and cold mixer tap over, tiled splashbacks, integrated fridge, integrated freezer, space for range cooker, space and plumbing for washing machine, Vaillant gas fired boiler for central heating. uPVC Conservatory with doors to the rear garden and a radiator.

To the First Floor: Landing with hatch to loft space with a ladder, light and partly boarded, airing cupboard with slatted shelving and housing the hot water cylinder. Bedroom 1 with an aspect to the front, built in wardrobes and TV point; Bedroom 2 with an aspect to the front and built in wardrobes; Bedroom 3 with an aspect to the rear; WC comprising wash basin with tiled splash back and hot and cold taps over and a low level WC; Family Bathroom comprising corner shower unit with mains shower over, Bath with hot and cold mixer tap and shower attachment, pedestal wash basin with hot and cold mixer tap over, low level WC, extractor fan and heated towel rail.

OUTSIDE: To the rear of the property the garden is predominantly laid to lawn and patio with mature flower and shrub borders, Hot Tub with a hot tub shelter over, greenhouse, 2 sheds, outside tap, outside power points and a vegetable bed. There is also a garage with power and lighting, electric door and internal vacuum filter. To the front of the property there is off road parking for two vehicles and a small lawned area.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is a garage and 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](http://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](http://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](http://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.



**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 purchaser or representations or 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 intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 4th April 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 or surveyor. 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.



**Tel: 01984 634793**

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

