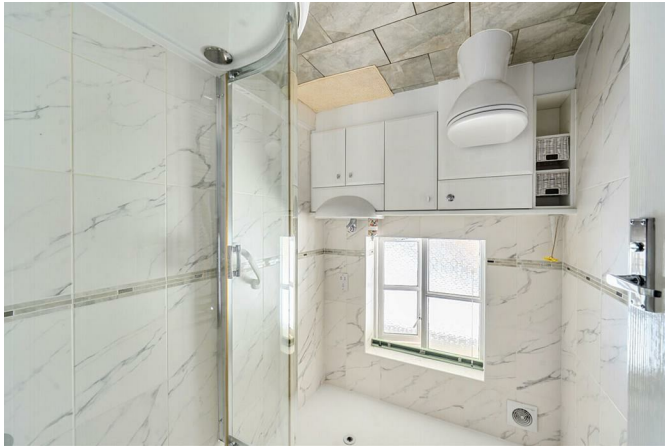
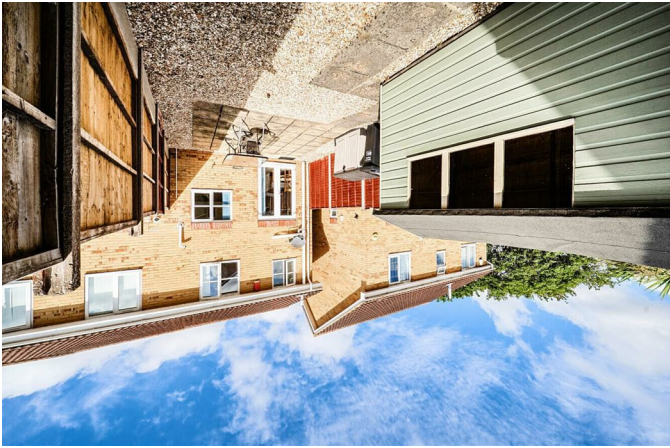


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, 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 should not rely on them as statements or representations or fact, but must satisfy themselves by inspecting 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2025. MEASUREMENTS AND OTHER INFORMATION All 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 £25+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: 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 reliability of his funds for buying the property and pass this information to the seller. Such information will include what her 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. 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 reports, 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 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.

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: //urban.flowm.prep
Council Tax Band: B
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed. Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Mobile Phone Coverage: Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface water - Very Low.
Agents Note: Sales particulars correct as of July 2026

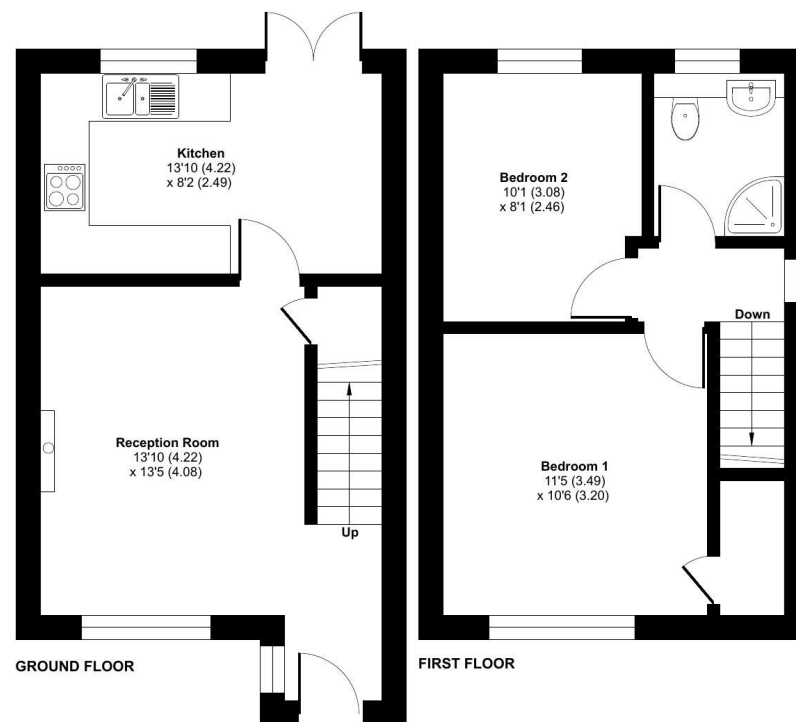
GENERAL REMARKS AND STIPULATIONS:



45 Compton Close
 Taunton, Somerset, TA2 7UD
 £220,000 Freehold

2	1	1	C EPC

Wilkie May & Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1463822

Description

- Two Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Enclosed Rear Garden
- Off Road Parking
- No Onward Chain
- Well Presented Throughout
- Close To Train Station & Amenities

A well presented, two bedroom semi-detached home, conveniently located close to Taunton train station and local amenities. The property benefits from mains gas fired central heating, double glazing, off road parking for two vehicles and an enclosed rear garden. The property is offered to the market with vacant possession and no onward chain.



The accommodation comprises in brief; a front door leading into the living room, with stairs rising to the first floor, a window providing an aspect to the front, an electric fire with surround and a door leading into the kitchen/dining room. The modern kitchen offers a selection of matching wall and base storage units with work surfaces over, space and plumbing for a washing machine, an integrated fridge/freezer, an integrated electric oven with four ring gas hob and extractor fan above, stainless steel sink with mixer tap and tiled flooring. There is also space for a dining table and uPVC double glazed French doors providing access into the

garden. On the first floor there are two bedrooms, with the main bedroom benefiting from an integrated storage cupboard. The accommodation is completed by a modern shower room comprising a low level WC, wash hand basin, shower cubicle, floor-to-ceiling tiling and extractor fan. Externally, there is a private and enclosed South facing rear garden, predominantly laid to patio and gravel chippings for ease of maintenance. There are two sheds and useful pedestrian rear access, which leads to a driveway providing off road parking for two vehicles. The property is offered to the market with vacant possession and no onward chain.