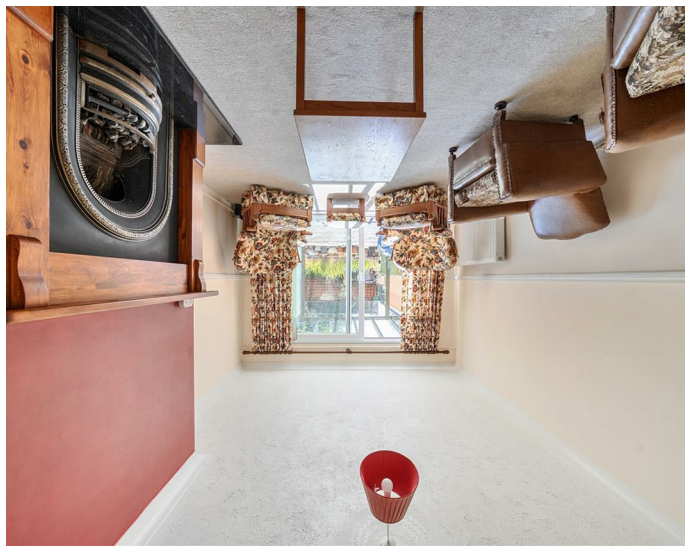
38 Ladymead Road, TA2 7RR

£210,000 Freehold

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			EPC

Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: https://what3words.com/ripe.affair.intro

Council Tax Band: B

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Rivers & Sea - Very Low. Surface Water - Low.

Agents Note: We believe that this property is of Laing-Easiform construction.

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman

rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

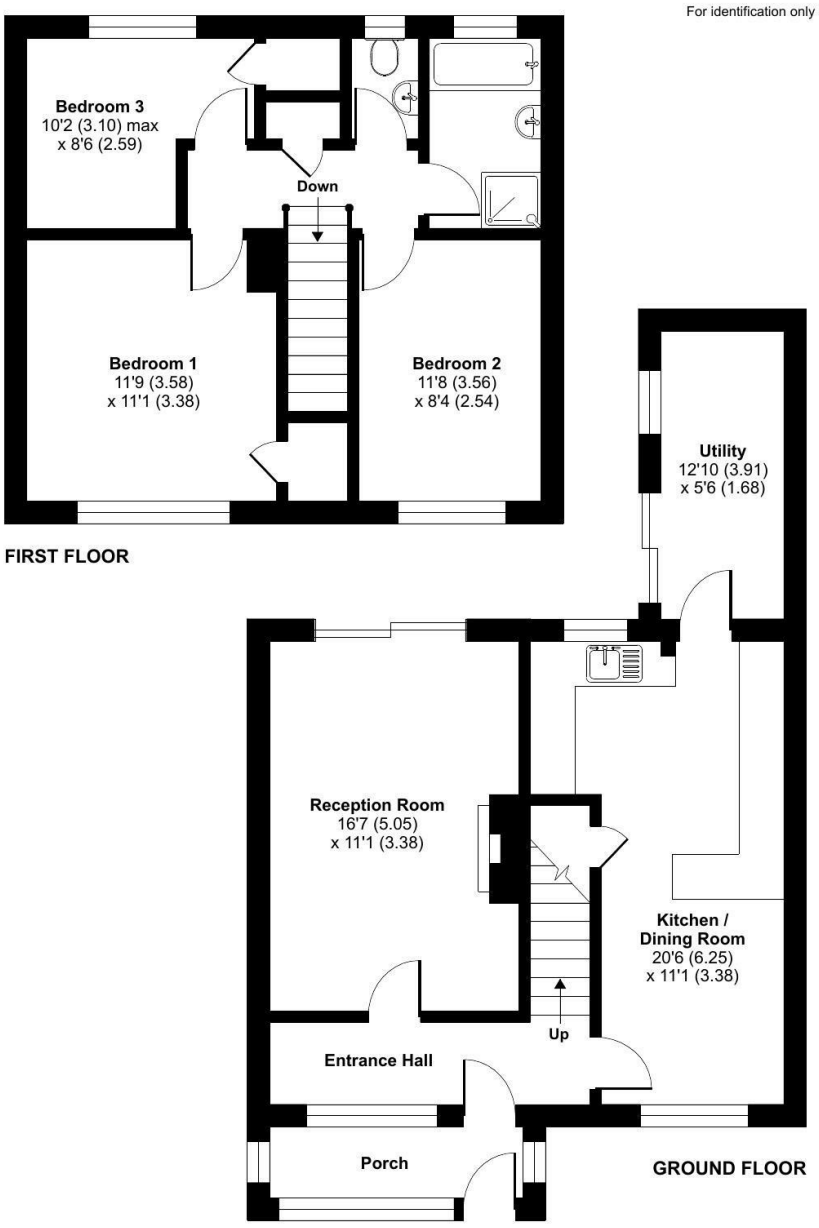
WM&T

Floor Plan

Ladymead Road, Taunton, TA2

Approximate Area = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1503613

WM&T

Description

- Three Bedroom Mid Terrace Home
- Enclosed Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Open Plan Kitchen / Dining Room
- In Need Of Modernisation
- No Onward Chain

A three-bedroom, 1960s-style mid-terrace home situated to the far north of Taunton and offered to the market with the advantage of no onward chain. Offering a fantastic opportunity for a buyer to add their own stamp and make the home their own, the property provides well-proportioned accommodation and is equipped with gas central heating and double glazing.



The accommodation is approached via a front porch area, which in turn opens into a further entrance hall with access to the principal rooms on the ground floor and stairs rising to the first floor.

The living room is positioned to the left-hand side of the property and offers generous space for comfortable seating. A feature fireplace provides a pleasant focal point, while sliding doors open directly onto the rear garden.

The open-plan kitchen/dining room forms a sociable and practical space, with the dining area positioned to the front of the property and enjoying a window overlooking the front garden. The kitchen is fitted with a range of matching wooden wall and base units, complemented by work surfaces and a built-in gas hob with extractor hood above. There is space and plumbing for a washing machine, together with additional space for a tumble dryer. A door leads through to an adjoining storage area, offering flexibility for use as a utility space or with the potential to create a home office area.

On the first floor are three well-proportioned bedrooms, together with a family bathroom fitted with a bath, separate shower cubicle and wash hand basin. A separate WC is also provided, fitted with a low level WC and wash hand basin.

Outside, the property enjoys a fully enclosed rear garden, arranged with areas of decking, patio and gravel to create a low-maintenance outdoor space. There is plenty of room for seating and entertaining, with gated rear access adding further convenience.

Overall, the property provides generous accommodation in a convenient location, with great access to local amenities, schools and green spaces. With scope for updating, the property offers an excellent opportunity for a new owner to add their own personal touch and make the home their own.

WM&T