



40 Farm View,
Taunton, Somerset, TA2 7RA
£235,000 Freehold

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Wilkie May
& Tuckwood

GENERAL REMARKS AND STIPULATIONS:

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: [///www.wide.energy.expert](http://www.wide.energy.expert)

Council Tax Band: B

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

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

Flood Risk: Rivers & Sea—very low, Surface water—very low.

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 purchasers 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 warranties 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 approximately 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 that is available 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 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.

WM&T

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

Tel: 01823 332121

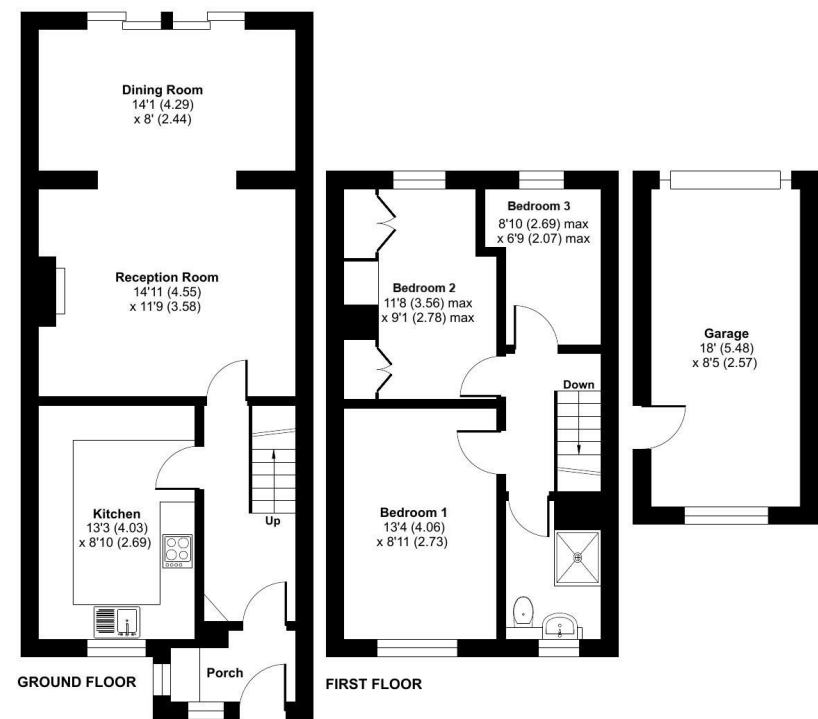
rightmove

The Property Ombudsman

Floor Plan

Farm View, Taunton, TA2

Approximate Area = 894 sq ft / 83 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1101 sq ft / 102.2 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). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1467842



Description

- Three Bedrooms
- Mid Terrace Home
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- Single Garage & Off Road Parking
- Vacant Possession & No Onward Chain

Offered with vacant possession and no onward chain, this three bedroom mid-terrace home is situated in the popular Farm View area of Taunton. Conveniently located for local schools, countryside walks and Taunton railway station, the property benefits from mains gas fired central heating, uPVC double glazing, an enclosed rear garden, a single garage and off road parking.



The accommodation is arranged over two floors and comprises, in brief, a front door leading into a useful entrance porch with space for a tumble dryer. A further door opens into the entrance hallway, which has stairs rising to the first floor and access to both the living room and kitchen. The kitchen is located at the front of the property and benefits from a uPVC double glazed window overlooking the front aspect. It is fitted with a range of matching wall and base units with work surfaces over, together with space and plumbing for a washing machine, space for a gas cooker, an integrated fridge and an integrated freezer. To the rear of the property is the spacious living/dining room, which has been enhanced by an extension. Double glazed French doors, complete with fitted blinds, open directly onto the

rear garden, allowing plenty of natural light into the room. On the first floor there are three bedrooms, with the second bedroom benefiting from built-in wardrobes which discreetly house the wall-mounted gas-fired boiler. The accommodation is completed by a wet room comprising a low-level WC, wash hand basin, shower and heated towel rail. Externally, the rear garden is laid predominantly to lawn and patio, providing an ideal space for outdoor entertaining and relaxation. There is also useful rear pedestrian access leading to a single garage with an up-and-over door. To the front of the property is a generous block-paved driveway providing ample off-road parking.

