

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, 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 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. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by electronic means. Measurements are approximate and have been taken by electronic means. 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: 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). 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.

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: //likely.yard.aspect
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 900 Mbps upload speed. Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - very low. Surface water - very low.

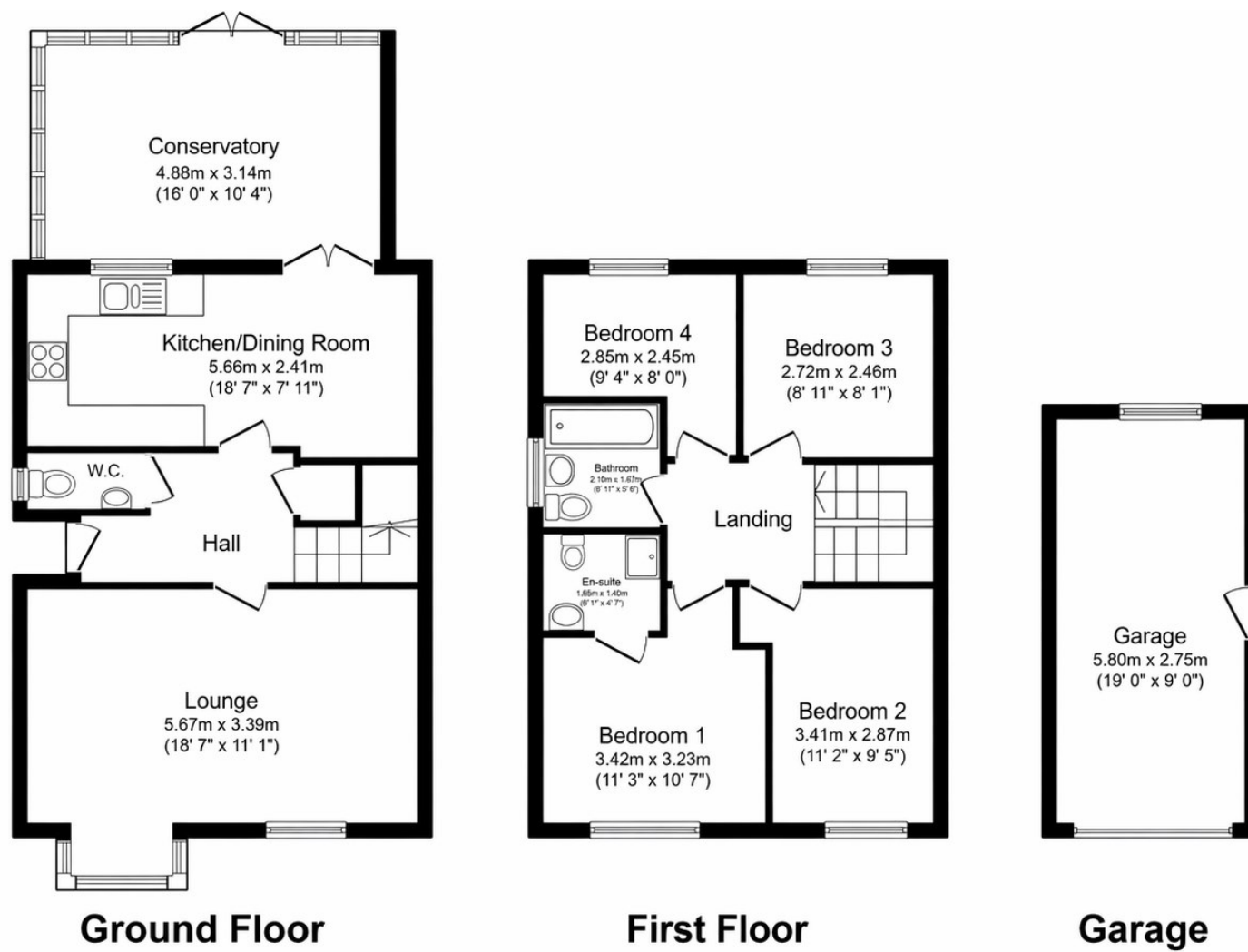


4 Hudson Way
 Taunton, Somerset, TA2 6UH
 £300,000 Freehold

4 2 2 C EPC

Wilkie May & Tuckwood

Floor Plan



Total floor area 121.8 m² (1,311 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

WM&T

Description

- Four Bedrooms
- Semi-Detached House
- Popular Residential Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Large Conservatory Extension
- South Facing Rear Garden
- Single Garage
- Off Road Parking
- No Onward Chain

A spacious four bedroom semi-detached home, set in a popular residential location and offered to the market with no onward chain. The property benefits from mains gas fired central heating and uPVC double glazing throughout, along with a generous conservatory extension that opens out onto a South facing rear garden. Further features include off road parking and a single garage, making this a well-rounded family home with plenty to offer.



The accommodation, which is in need of some modernisation, is arranged over two floors and in brief comprises; front door into entrance hallway with stairs to the first floor, under stairs storage cupboard and doors to the cloakroom, living room and kitchen. The useful ground floor cloakroom includes a low level WC, wash hand basin and obscured double glazed window to the front. The living room spans the width of the property and benefits from two windows to the front, creating a light and airy reception space. The kitchen/dining room offers a range of wall and base units with work surfaces over, integrated electric oven with gas hob and extractor above, space and plumbing for a washing machine, integrated dishwasher and space for an under counter fridge. From here, doors lead into a large

conservatory extension with tiled flooring and French doors opening out to the rear garden. On the first floor there are four bedrooms, with the master bedroom benefiting from an en-suite shower room comprising low level WC, wash hand basin and shower cubicle. The accommodation is completed by a family bathroom with low level WC, panelled bath with shower attachment and wash hand basin. Externally, the rear garden enjoys a predominantly South facing aspect and is laid mainly to lawn with a variety of flower and shrub borders. To the front, a driveway provides off road parking for two vehicles and leads to a single garage with an up and over door.

WM&T