



Aller Mead Way

Taunton TA4 4RE

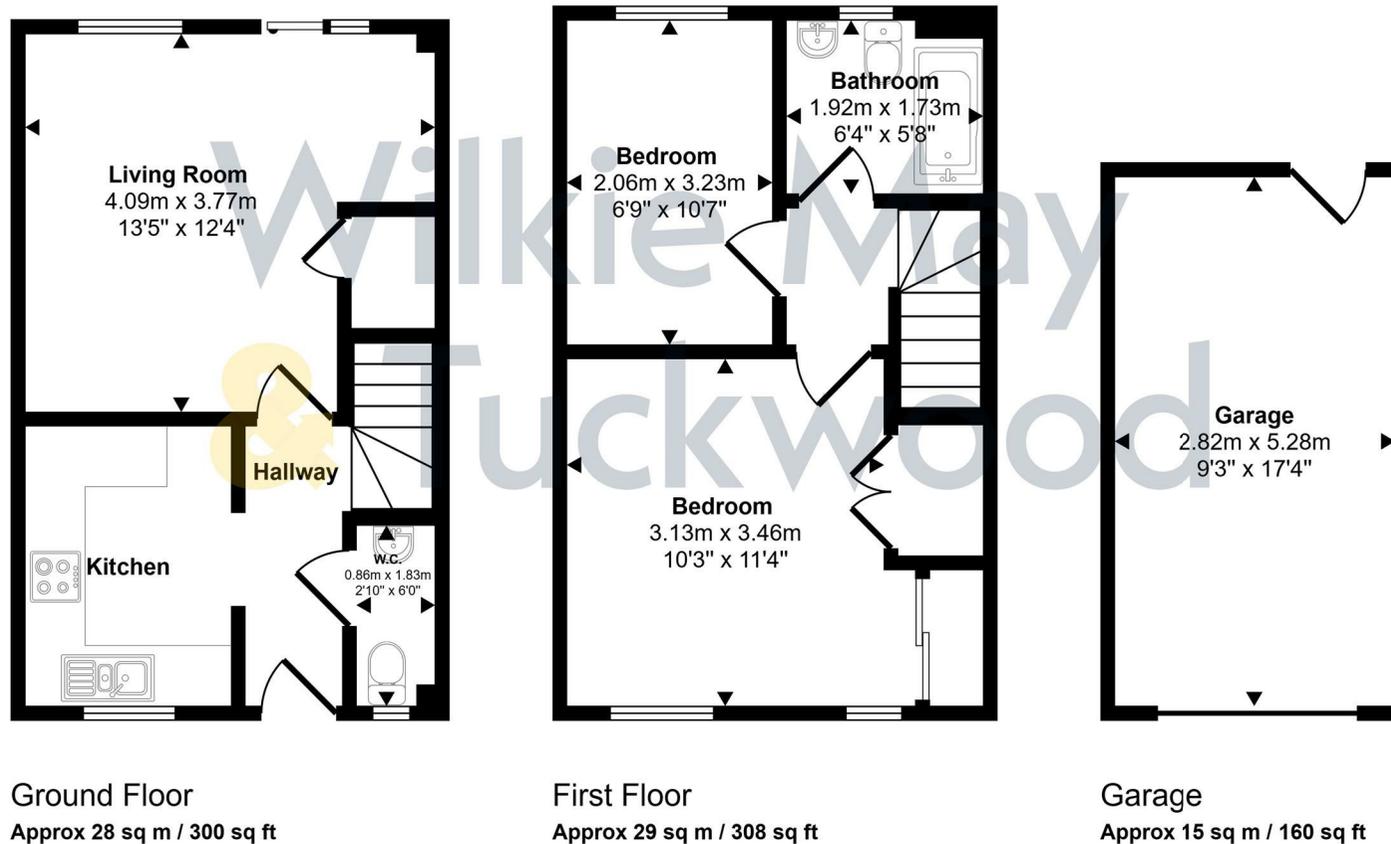
Price £210,000 Freehold



Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
71 sq m / 768 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A modern two bedroom semi-detached house with garage, off-road parking and solar thermal hot water system. No Onward Chain.

- No Onward Chain
- Garage
- Off Road Parking
- Gas Fired Central Heating
- Well Presented Throughout



The accommodation in brief comprises; part glazed door into Entrance Hall. Door into Downstairs WC; low-level WC, pedestal wash basin. Archway from hallway into the Kitchen; with aspect to front, a range of coloured fitted high gloss cupboards and drawers under a rolled edge wood effect laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for washing machine, space for a tall fridge/freezer, cupboard housing a Baxi gas fired boiler. Living Room; with aspect to rear, large cupboard under the stairs, French doors to the rear garden. Stairs to the first floor landing; with hatch to roof space. Bedroom One; with aspect to front and built-in double wardrobe, airing cupboard housing hot water cylinder. Bedroom Two; with aspect to rear. Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin heated towel rail.

OUTSIDE: The property has a block paved driveway with off-road parking for one vehicle and access to the Garage with up and over door, power and lighting and a personal door to the enclosed rear garden

AGENTS NOTE: There is an estate management fee, currently charged at £155.00 per annum

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is a Garage and one off road parking space 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

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

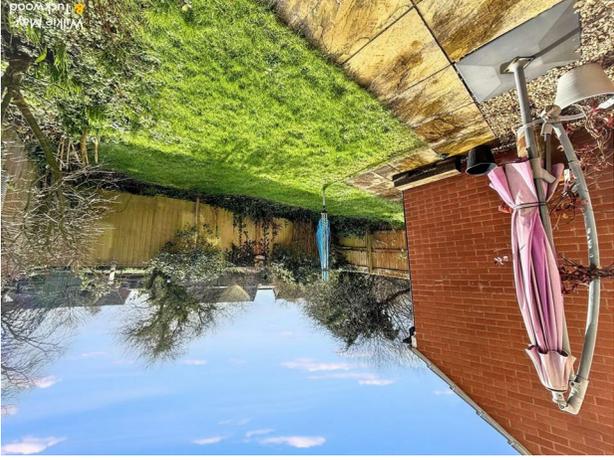
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

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.org.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 purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought not to rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 24th February 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. 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

OAE

