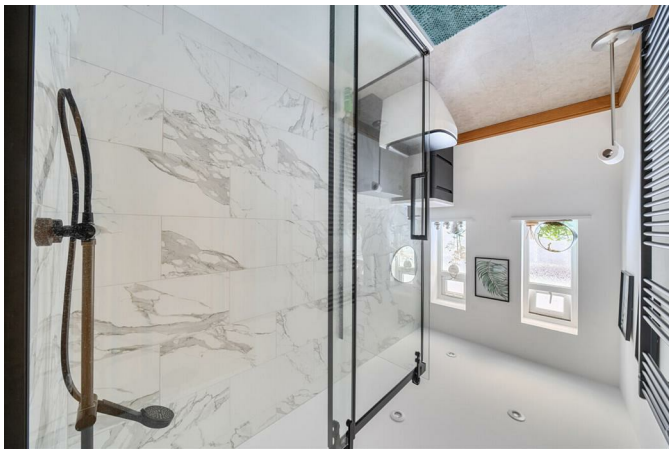


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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 or 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 warranty. 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 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: 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.

Agents Note: There are proposed development plans for the wider Staplegrove area incorporating land opposite this property. Purchasers are advised to make their own enquiries with Somerset Council.

Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband Availability: Ultrafast with up to 100 Mbps download speed and 900 Mbps upload speed.
Council Tax Band: D
Property Location: W3W: manage.overnight.system
Local Authority: Somerset
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:



3 Corkscrew Lane
 Taunton, Somerset, TA2 6EB
 £415,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Three Bedrooms
- Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- New Kitchen & Bathroom
- Wood Burning Stove
- South Facing Rear Garden
- Two Off Road Parking Spaces
- Single Garage
- Beautifully Presented Throughout

Beautifully presented throughout, this detached three bedroom bungalow is situated in a popular residential location on the edge of Taunton with excellent access to Taunton Railway Station. The property benefits from a newly fitted kitchen and bathroom, mains gas fired central heating, uPVC double glazing and a wood burning stove. Externally there is a South facing rear garden, single garage and off road parking for two vehicles.



The accommodation is beautifully presented throughout and comprises in brief; front door leading into an entrance hallway, extended living room featuring Velux windows, a recently installed wood burning stove and French doors providing access into the rear garden. The kitchen has been recently re-fitted to a high standard and now offers a stylish range of matching wall and base storage units with work surfaces above, range oven and hob with extractor fan above, integrated washing machine, integrated dishwasher, integrated fridge and a double glazed door leading out to the garden. There are three bedrooms, two of which enjoy attractive bay windows with an

aspect to the front. The accommodation is completed with a beautifully re-fitted family bathroom comprising low level WC, wash hand basin, and shower cubicle. Externally, the South facing rear garden has been much improved and now benefits from a newly laid patio seating area as well as an area of gravel chippings. There is also an outside tap, outside lighting, a useful store/workshop and double gates at the rear of the garden which can be opened to create additional off road parking if required. The property further benefits from a single garage, two off road parking spaces, an electric car charger point, a generous front garden and pedestrian front access.

WM&T