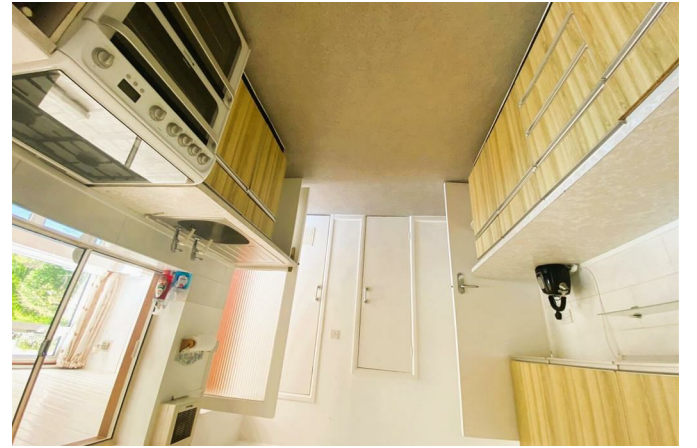


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or 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 warranty 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 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 £25+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 what 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 appliances, 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.

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: //wiser.brightescapades
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 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.

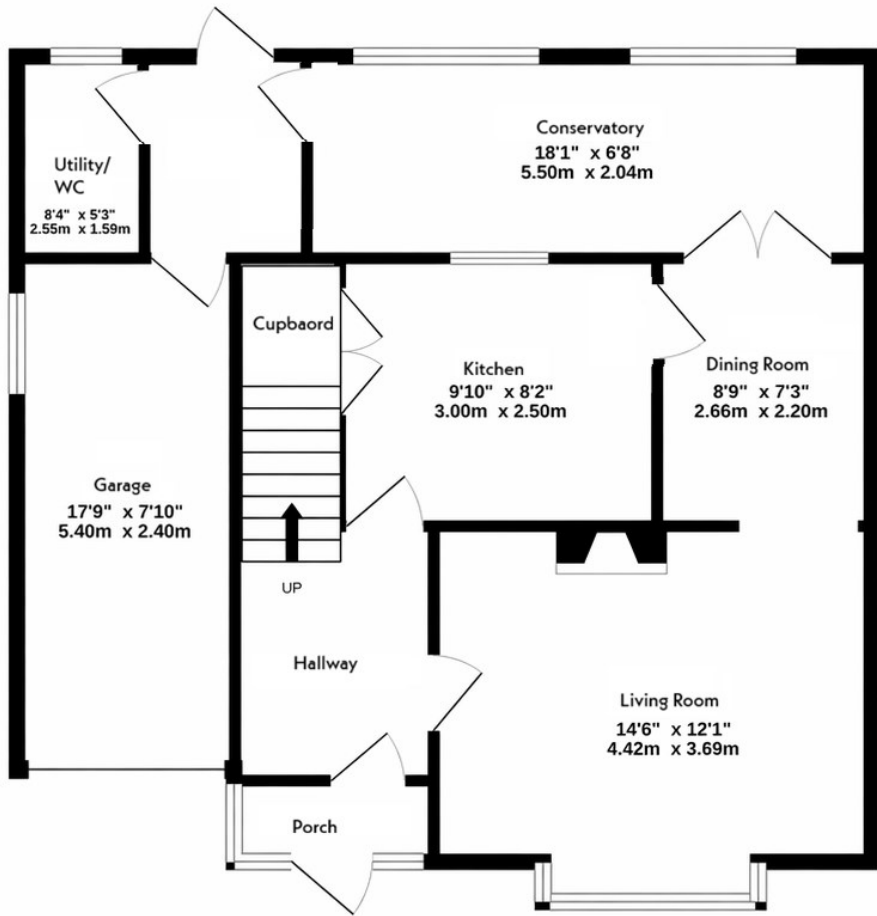


26 Bloomfield Close
 Taunton, Somerset, TA1 2EW
 £280,000 Freehold

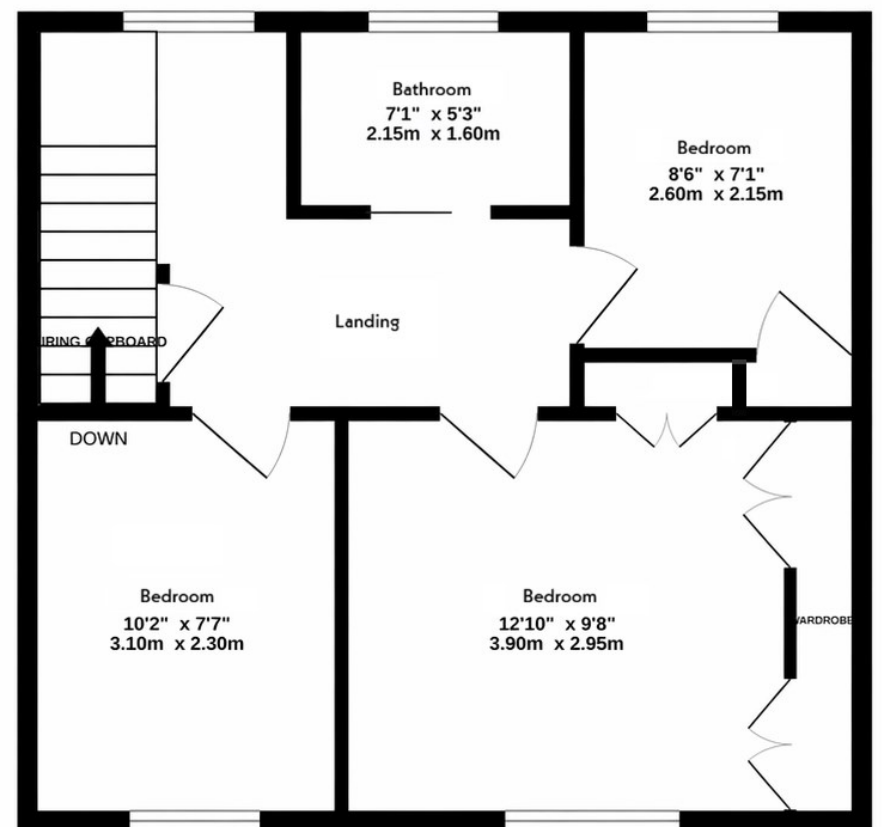
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

WM&T

Description

- Three Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- South Facing Rear Garden
- Generous Size Plot / Garden
- Some Modernisation Required
- Single Garage & Off Road Parking
- Vacant Possession & No Onward Chain

A three bedroom detached home offered to the market with vacant possession and no onward chain. The property benefits from mains gas fired central heating and uPVC double glazing throughout, with a south facing rear garden, single garage and off road parking. Conveniently positioned within walking distance of the town centre, close to a park and offering easy access to Junction 25 of the M5 motorway. The property would now benefit from some modernisation, but offers well balanced accommodation and plenty of potential.



The accommodation is arranged over two floors and comprises in brief; entrance porch, entrance hallway with stairs rising to the first floor and doors to the kitchen and living room. The living room has been extended to the front, creating a large bay window and features a gas fire, with the room opening through into a dining area which in turn provides access to both the conservatory and kitchen. The kitchen is fitted with a range of matching wall and base units with work surfaces over, space and plumbing for a washing machine, space for a gas cooker and a number of useful storage cupboards. The conservatory is located to the rear of the property and can be accessed via both the kitchen and dining room. Leading off the conservatory is a useful ground floor utility room/cloakroom, and there is also internal access

into the single garage. On the first floor there are three bedrooms and a shower room comprising low level WC, wash hand basin and shower cubicle. Externally, the property occupies a generous plot which is not overlooked. The rear garden is predominantly laid to lawn with a patio area and a range of established flower and shrub borders. There is useful side access, along with an outside tap and lighting. To the front, there is a smaller garden area, a driveway providing off road parking for one vehicle and access to the single garage with up-and-over door, power and lighting. The property is offered to the market with vacant possession and no onward chain, making it an ideal option for buyers seeking a straightforward purchase.

WM&T