

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

IMPORTANT NOTICE: William May & Tuckwood for the vendors of the property, whose agents they are, give you 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 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faith, and are not to be correct, but any intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2024. MEASUREMENTS AND OTHER INFORMATION all measurements are approximate and have been taken by Nichecom. 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 conveying 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 Regulation. 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 the seller 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 the seller or solicitor.

Mobile Phone Coverage: Indoor—voice & data likely available with EE, Three, O2 & Vodafone. Outdoor—voice & data likely available with O2. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Council Tax Band: C

Property Location: w3w.co/chill.rested.vows

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

GENERAL REMARKS AND STIPULATIONS:



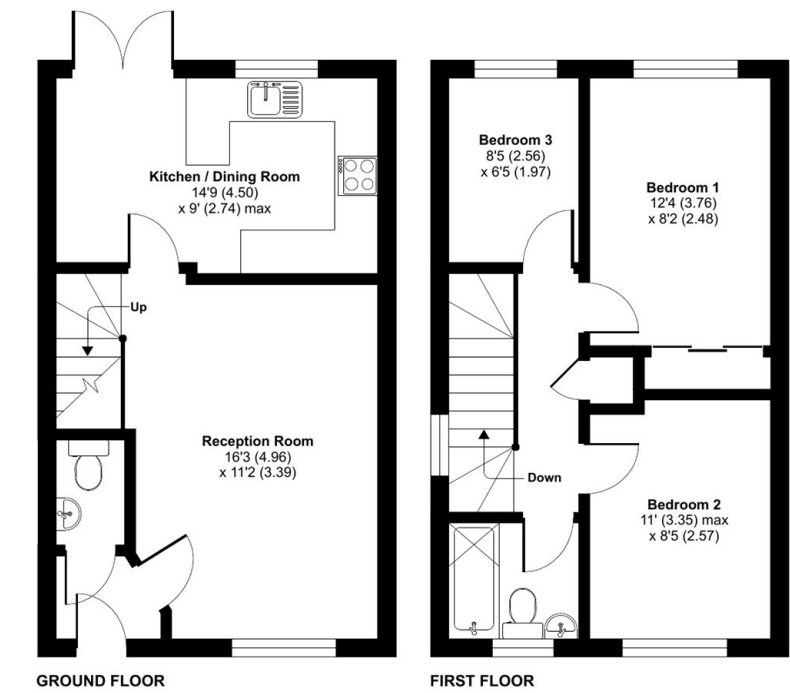
			
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**Wilkie May
& Tuckwood**

Floor Plan

Cheddon Mews, TA2

Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1158913

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Description

Offered to the market with vacant possession and no onward chain, is this three bedroom, end of terrace family home.

The property offers spacious accommodation arranged over two floors, is uPVC double glazed and is warmed via a mains gas fired central heating system.

Externally, there is a private and enclosed rear garden and one allocated, off-road parking space.

- Three Bedrooms
- End Terrace Home
- One Off-Road Parking Space
- Private Rear Garden
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- No Onward Chain



The accommodation comprises in brief; entrance hallway with doors providing access into the cloakroom and living room. The cloakroom has a low level wc, wash hand basin and extractor fan. The living room has stairs rising to the first floor, a wall mounted electric fire and uPVC double glazed window providing aspect to the front. The kitchen/dining room completes the ground floor accommodation and comprises; a range of matching wall and base storage units with roll edge work surfaces above, stainless steel sink with hot and cold mixer tap, integrated electric oven with gas hob and extractor fan above, space for a fridge/freezer and space/plumbing for a washing machine.

On the first floor there are three bedrooms (bedroom one with integrated wardrobe) and a family bathroom which comprises low level wc, wash hand basin and panelled bath with shower over. Externally, the rear garden is laid to patio for ease of maintenance. There is a timber shed, an external double electric socket, outside light, outside tap and pedestrian rear access. A short distance from the house there is one allocated, off-road parking space.

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