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MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TAI 4DY
Property Location: Enter Text Here
Council Tax Band: D
Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.
Agents Note:

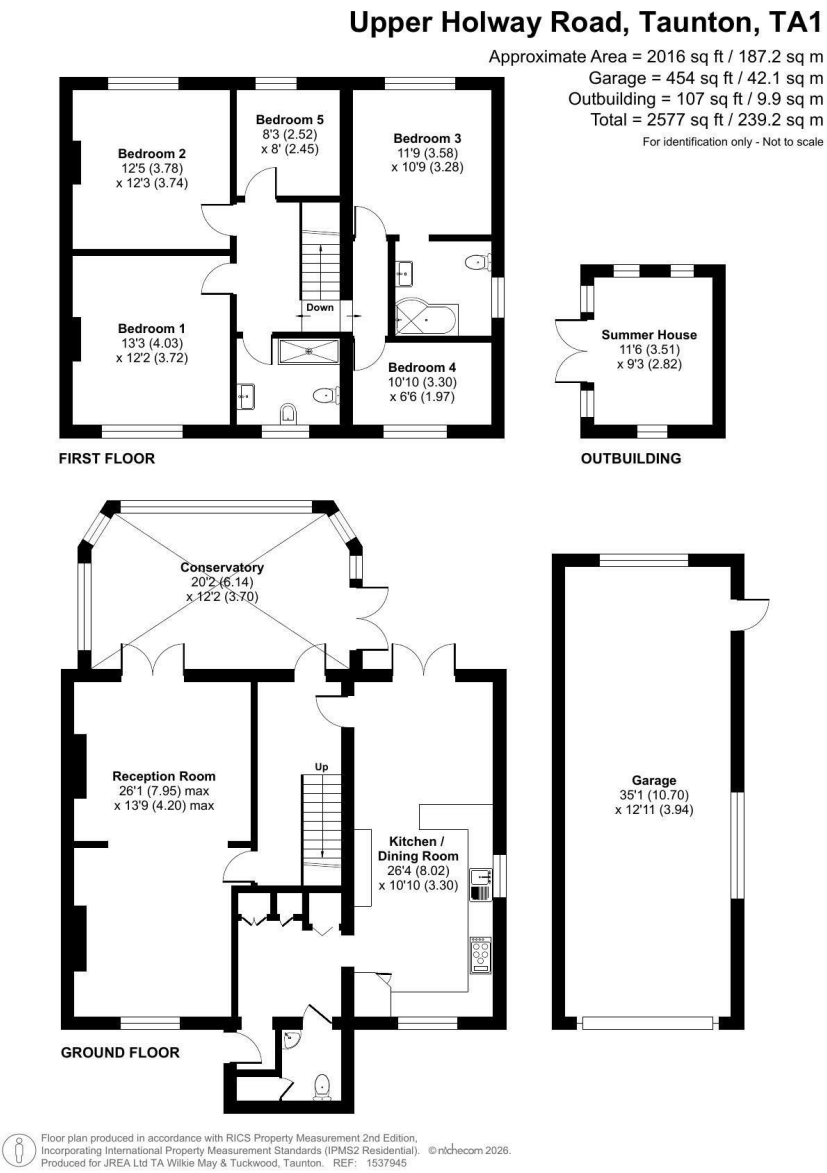


2 Upper Holway Road, TAI 2HD
£440,000 Freehold

			
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Wilkie May
& Tuckwood

Floor Plan



Description

A substantial five-bedroom, 1930s-style semi-detached family home, featuring a two-storey side extension and set within generous enclosed gardens. The property offers spacious and versatile accommodation, further enhanced by a large double-glazed conservatory, a tandem-length double garage and driveway parking.

The property benefits from uPVC double glazing and mains gas central heating and is conveniently positioned within easy reach of Kings College, Richard Huish College and Bishop Fox's School, as well as being well placed for access to the town centre.



The accommodation is approached via a front entrance door opening into a wide entrance hall, which provides a useful storage cupboard and a cloakroom fitted with a wall-mounted gas boiler.

The spacious kitchen/family room is fitted with a comprehensive range of wall and base units, work surfaces and tiled splashbacks. There is space for a range-style cooker, tall fridge/freezer and washing machine, together with ample room for a family dining table. The room enjoys a triple aspect, allowing plenty of natural light, and benefits from French doors opening onto the outside.

An inner hallway, accessed from the kitchen, provides stairs to the first floor. The generous living/dining room offers excellent space for both relaxation and entertaining, with access into the large double-glazed conservatory. This additional reception area enjoys views across the garden and provides further access to the outside.

To the first floor are five bedrooms, including a principal bedroom with an en-suite bathroom fitted with a bath and shower over. A separate family shower room completes the internal accommodation.

Externally, to the front of the property, a driveway provides off-road parking and leads to a tandem-length double garage, which benefits from electric power and lighting.

The generous rear garden is fully enclosed and offers an excellent outdoor space for family enjoyment. A patio adjoins the rear of the house, leading onto two lawned areas arranged over two terraced levels. Additional features include an ornamental pond and a useful summerhouse.