



Cheddon Mews | | Taunton | TA2 7HT

£175,000



WILSONS
ESTATE AGENTS

Welcome to this well-positioned two-bedroom terraced house, situated in the popular Cheddon Mews area of Taunton and not far from Taunton train station, making it an attractive option for commuters and those looking for convenient access to the town centre and surrounding areas.

Built in the early 2000s, the property offers approximately 589 sq ft of accommodation and comprises a welcoming reception room, two well-proportioned bedrooms, a family bathroom and a useful downstairs cloakroom. The property also benefits from allocated parking for one vehicle to the rear of the garden.

The house would now benefit from modernisation and updating, offering an exciting opportunity for a new owner to put their own stamp on the property. Whether you're looking to create a stylish modern home or an investment with potential to add value through improvement, this property offers plenty of scope.

The asking price has been set to reflect the work required, allowing the successful buyer the opportunity to modernise the property to their own taste and requirements.

Perfect for first-time buyers, this is also an appealing option for investors or anyone looking for a property with potential to improve and add value.

Located within easy reach of local amenities, transport links and Taunton town centre, this is a property offering convenience, potential and the opportunity to make it your own.



Hallway
Step into the welcoming hallway which provides access to the downstairs WC and leads naturally into the open plan kitchen and living room. The hallway is practical and bright, creating a good introduction to the home.

Kitchen
9'3" x 8'2" (2.8m x 2.5m)
Bright and functional, the kitchen is equipped with a range of base and wall units finished in pale tones, complimented by wooden style worktops. It features integrated gas hob and oven, alongside a freestanding fridge freezer. With a window overlooking the front of the property and a door leading to the hallway, this space is both practical and welcoming for everyday use.

Living Room
24'8" x 11'10" (7.5m x 3.6m)
An inviting entrance opens into the hallway that leads to a kitchen and a handy cloakroom. The kitchen is arranged with work surfaces, a sink, and built in cooking appliances, offering a bright environment for meal preparation. Beyond the kitchen, the spacious living room extends the full depth of the property, providing ample space for seating and relaxation with natural light pouring in through the double doors at the rear, creating a welcoming atmosphere.

Bedroom 1
11'8" x 8'9" (3.5m x 2.7m)
The larger bedroom features a built-in wardrobe, adding functional storage to the generous sleeping area. A window allows natural light to fill the room, creating a cosy and private retreat.

Bedroom 2
10'9" x 6'9" (3.3m x 2.1m)
The second bedroom is a comfortable space that could serve as a guest room or study. It is positioned next to the bathroom and benefits from built-in storage with an adjacent wardrobe and cupboard just off the landing.



Bathroom

The bathroom includes a bath, toilet, and washbasin, arranged efficiently to maximise the available space while maintaining practicality and comfort. Both bathroom and bedrooms benefit from well-placed windows for natural light.

Rear Garden

The rear garden offers a manageable outside space, mainly paved with cobbles and bordered by fencing that provides privacy. There is a useful shed for storage and some mature shrubs and plants adding greenery to the space, perfect for relaxing or enjoying a small barbecue.

Front Exterior

To the front of the property, there is a low maintenance gravelled area with a paved path leading to the front door. The property has designated parking spaces close by, adding convenience for residents and visitors alike.

Disclaimer

Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Material Information

Part A

Council Tax: B

Tenure: Freehold

Part B

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: Upto 1800Mbps with Three & EE

Connection: FTTC

Mobile coverage: Good outdoor coverage with EE, Three, O2 & Vodafone

Parking: Allocated parking space

Construction: Brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

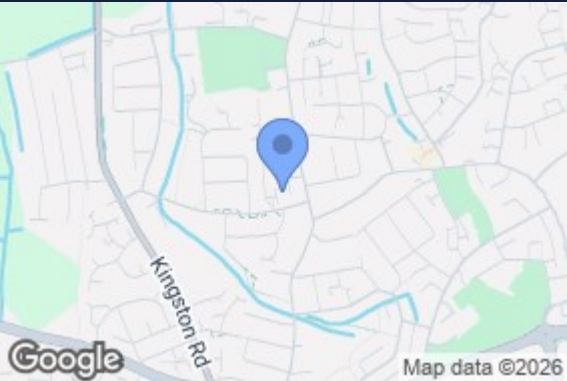
Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A

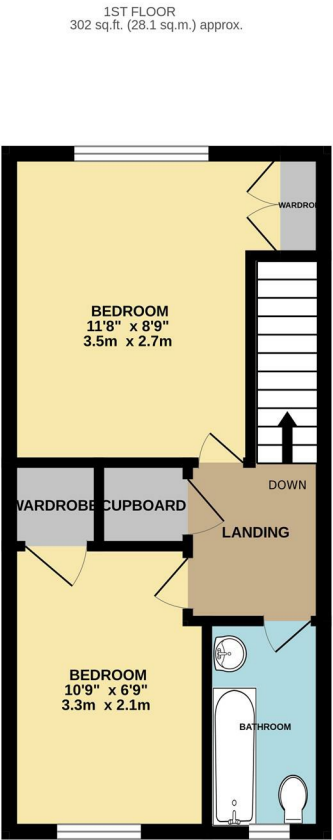
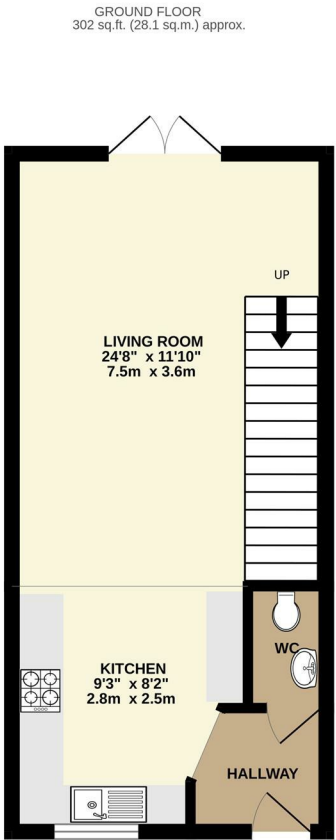


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



TOTAL FLOOR AREA : 605sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **B** EPC Rating **C**

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