

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 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. 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are approximate and have been taken by independent surveyors in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by independent surveyors in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All 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 By 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 2018. 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.

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: <http://plan.camera.check>
Council Tax Band: B
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.

GENERAL REMARKS AND STIPULATIONS:

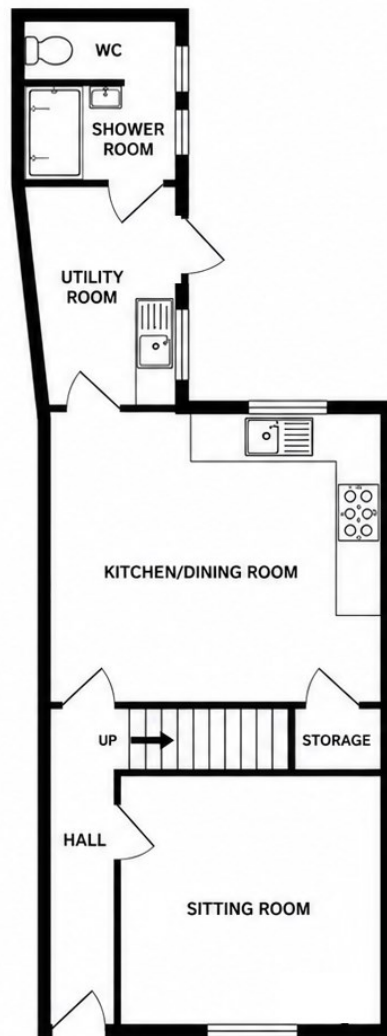


26 Trinity Street
 Taunton, Somerset, TA1 3JG
 £250,000 Freehold

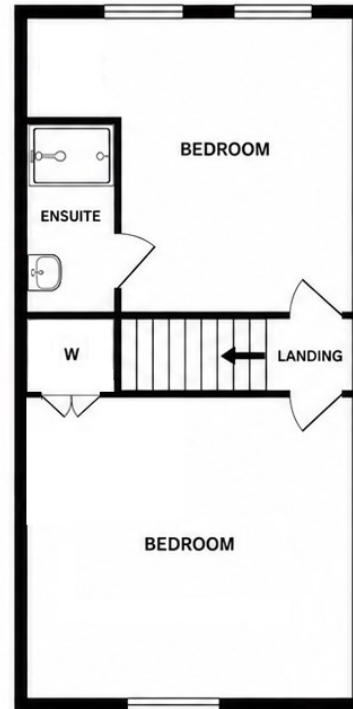
2 Bedrooms
 2 Bathrooms
 1 EPC

Wilkie May & Tuckwood

Floor Plan



GROUND FLOOR



FIRST FLOOR

WM&T

Description

- Two Double Bedrooms
- Mid Terrace Home
- Close To Taunton Town Centre
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Well Presented Throughout
- South-Westerly Facing Rear Garden

A well presented, two double bedroom mid terrace home, conveniently situated within easy reach of Taunton town centre and its range of amenities. The accommodation is light and well maintained throughout, benefiting from mains gas fired central heating and uPVC double glazing. Externally, there is an enclosed rear garden providing a pleasant outside space.



Lovingly renovated in recent years to create a beautiful and characterful family home. The accommodation is arranged over two floors and comprises in brief; front door leading into the entrance hallway, with a door opening into the living room. The living room enjoys a uPVC double glazed sash window with shutters providing an aspect to the front, together with an attractive ornate fireplace and surround. The kitchen is fitted with a range of matching wall and base storage units with work surfaces above, integrated electric oven with hob and extractor fan over, integrated slimline dishwasher, space for a fridge/freezer, sink with mixer tap and a useful understairs storage cupboard. The kitchen also provides access into the utility room, which offers further storage and work surface space, an additional sink, space and plumbing for a washing machine and space for a tumble dryer. From the utility room there is access into the rear garden and the ground floor shower room. The shower

room comprises shower cubicle, wash hand basin and a separate WC. On the first floor there are two double bedrooms. The principal bedroom enjoys a uPVC double glazed window with shutters providing an aspect to the front, together with a useful integrated overstairs storage cupboard. The second bedroom benefits from two double glazed windows overlooking the rear garden and also features an en-suite shower room comprising low level WC, wash hand basin and shower cubicle. Additional features include fire doors fitted to the living room, kitchen and both bedrooms. Externally, the South-Westerly facing rear garden has been designed with ease of maintenance in mind and is laid predominantly to paving and gravel chippings. There is also an outside tap, outside light, a shed/workshop with workbench, power and light and a pedestrian rear access. To the front of the property there is a small area of garden, ideal for the storage of bins and recycling boxes

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