

△ Syomydpin

Tel: 01823 332121

obtain verification from their Solicitor. 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 tale documents. A Buyer is advised to obtain verification from their solicitor or surveyor. References to 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

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

Protection Act8b 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 Prodection Act8b These reasonable steps must include regular monitoring of the funds required, and reporting such progress to the seller. 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reas onable steps to find out from the prospective buyer the scoler, requires a mortgage, availability of his funds for buying the property and pass this information to the seller. Such information will include whet her the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for buying the prospective buyer the scores and available should be included in the Memorandum of sale having regard to the provisions of the Data cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of sale having regard.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

paid via a card machine, or via BACS transfer. 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 We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decis ion whether to use those services. In making that decision, it should be

we are approximate and have been taken by Vichecom. While we endeavour to make our sales particular accurate and re liable, if there is any point which is of particular importance to preased to check the information with you.

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 intending purchasers in inspecting properties which have been sold, let or withdrawn, Photographs taken and details prepared. February 2025, MEASUREMENTS AND OTHER INFORMATION All

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other det alis are given in good faith, and are believed to be correct but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them. 3. No person in infending purchasers should not rely on them as statement or Wilkie May & Tuckwood has any authority to make or give any representations or warranty

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice. That 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.

Agents Note: Enter Text Here Flood Risk: Enter Text Here Mobile Phone Coverage: Enter Text Here **Broadband Availability:** Enter Text Here **Council Tax Band:** B Property Location: Enter Text Here Local Authority: Somerset Services: Enter Text Here Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:







T3MW









11

Description

- Terrace
- Two Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- No Onward Chain

Situated in a cul-de-sac position and offered to the market with no onward chain, close to the centre of Wiveliscombe, is this two bedroom ex-authority home. Benefits include uPVC double glazing, gas fired central heating and a fully enclosed rear garden.



Internally, a front door leads into entrance hall with doors to all principle ground floor rooms, as well as a staircase rising to the first floor. The living is found to the front of the property with a fitted kitchen behind. The kitchen is fitted with a range of base units, work surfaces and tiled splashbacks with space for a cooker, space and plumbing for a washing machine and space for a tall fridge/freezer as well as a wall mounted gas boiler. There is a useful utility room with a doorway giving access to the rear. There is a useful utility room with a doorway giving access to the rear. From the hallway, a staircase leads to the first floor landing with doors to two well

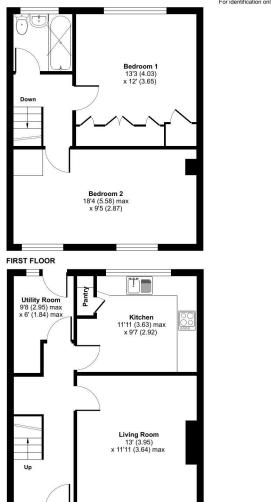
proportioned double bedrooms and a family bathroom. The main bedroom is particularly spacious and offers potential to be partitioned to create two separate bedrooms. The bathroom comprises of wc, wash hand basin, bath with tiled surround and shower over. Externally, there is a private rear garden which is laid predominantly to lawn and is not overlooked.



Floor Plan

Stockers Close, Wiveliscombe, Taunton, TA4

Approximate Area = 832 sq ft / 77.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (PMS2 Readiontal). © nichecom 20 Produced for JREA Lid TA Wikle May & Tuckwood, Taunton. REF: 1336133

GROUND FLOOR

