



60 Hamilton Road, Taunton – TA1 2ES
£450,000

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60 Hamilton Road

Taunton

A beautifully presented and extended four bed roomed semi-detached home benefitting from a large south-facing rear garden, ample gated driveway parking and a single garage. Council Tax band: E

Tenure: Freehold

- Spacious 1930's bay fronted home
- Large south-facing rear garden backing onto allotments
- Single garage and driveway parking
- Four bedrooms
- Downstairs cloakroom
- Two reception rooms
- Beautifully presented accommodation



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, roads and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The accuracy of the floorplan is not guaranteed and no guarantee as to their accuracy or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.