



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: [///kicks.patrol.title](https://kicks.patrol.title)

Council Tax Band: B

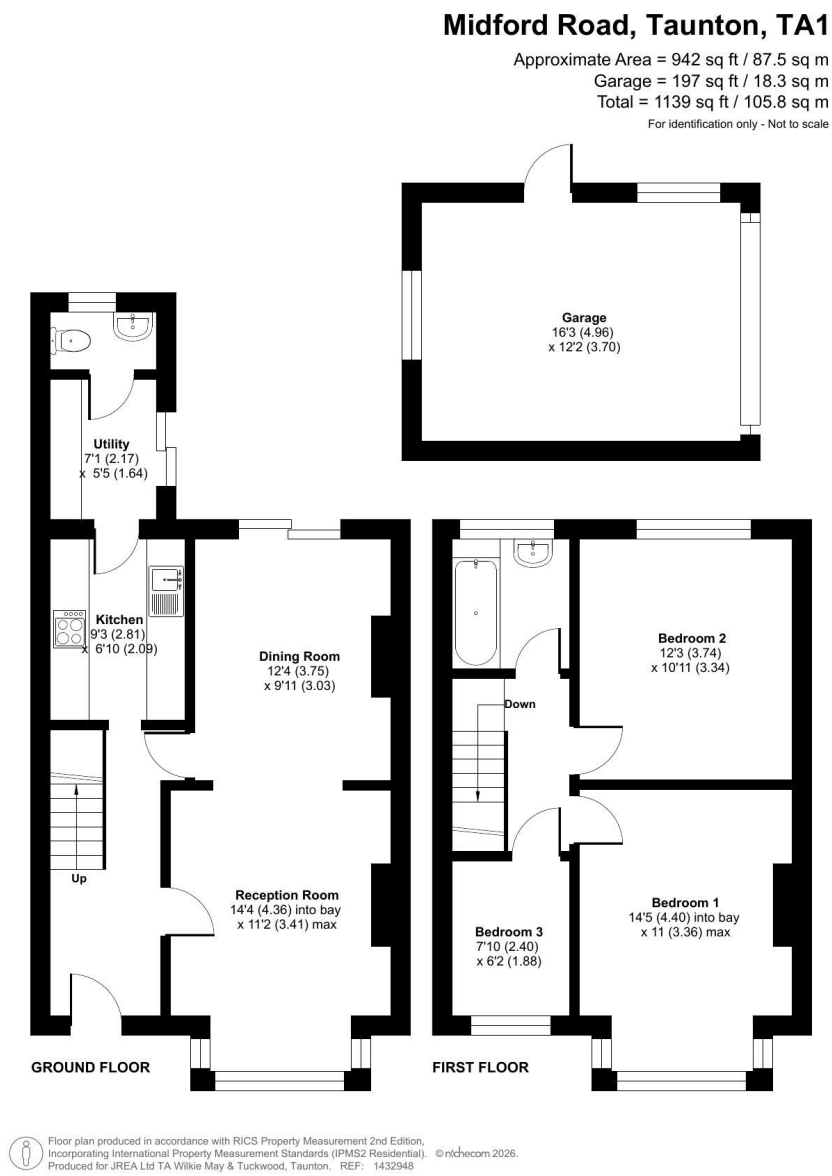
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Low, Surface Water - Very Low.

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, reference 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 or 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 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 measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to 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 8a 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. 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.

Floor Plan



Description

- Three Bedrooms
- Mid Terrace House
- Close To Taunton Town Centre
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Garden
- Single Garage To Rear

A three bedroom, mid terrace family home, ideally positioned in a popular residential area on Midford Road, just a short distance from Taunton town centre. The property offers well proportioned accommodation arranged over two floors, making it well suited to a range of buyers. Benefits include uPVC double glazing and mains gas fired central heating throughout. To the rear, there is an enclosed garden providing a low maintenance outdoor space. A single garage located to the rear offers useful storage or off-road parking. Conveniently situated for local amenities, schools and transport links, this is a great opportunity for those looking to be close to the heart of Taunton.



The accommodation comprises in brief; a front door leading into an entrance hallway with stairs rising to the first floor and doors providing access to the kitchen, dining room and living room. The living room features a bay window to the front, while the dining room has patio doors opening out onto the rear garden. The kitchen is fitted with a range of storage cupboards with work surfaces over, a 1 & ½ bowl stainless steel sink with hot and cold mixer tap, space and plumbing for a dishwasher plus an integrated electric oven with gas hob and extractor above. There is a useful utility room offering space for a fridge/freezer, washing machine and tumble

dryer, along with a ground floor cloakroom with low level WC and wash hand basin. On the first floor, there are three bedrooms and a family bathroom comprising a panelled bath with shower over, low level WC and wash hand basin. Externally, the rear garden has been designed for low maintenance, laid to patio and artificial turf, and the property also benefits from a single garage.

