



GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, mains electricity, mains drainage, electric central heating.

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

Property Location: ///sector:spun,toys

Council Tax Band: B

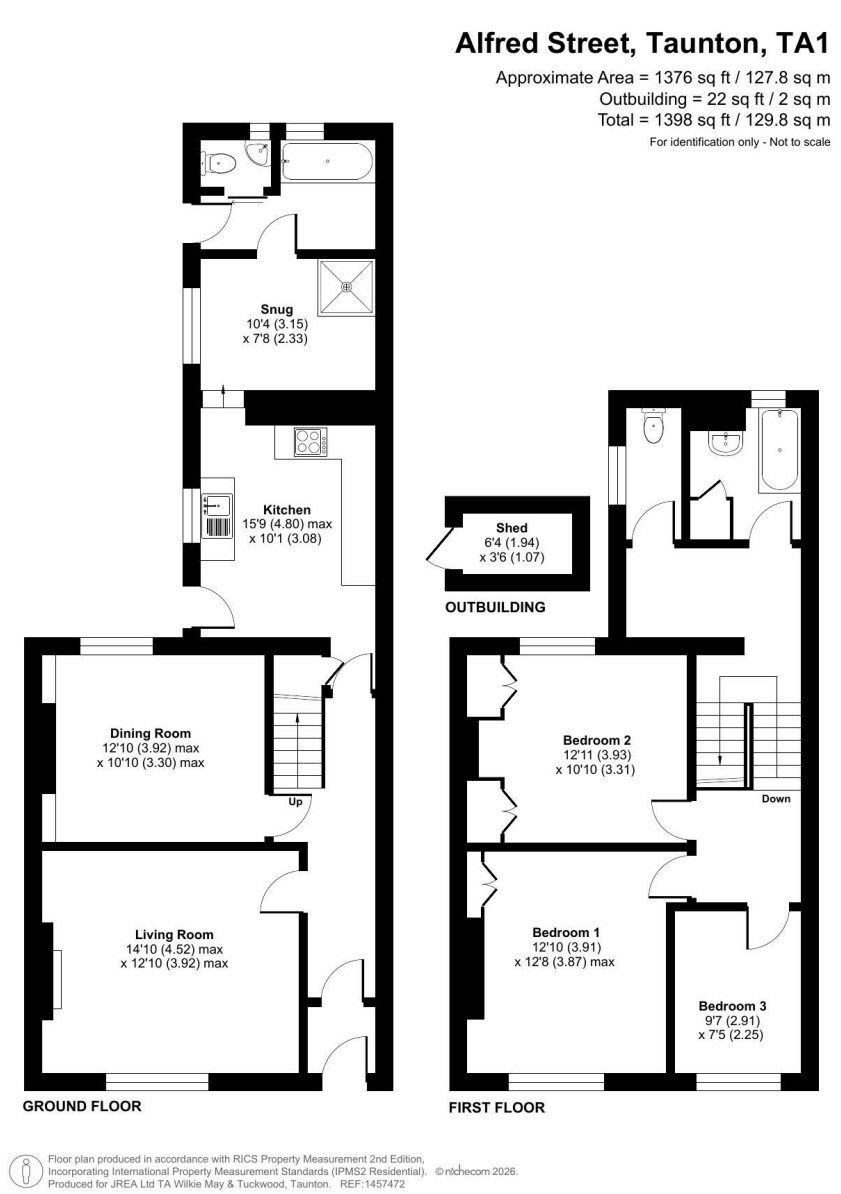
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

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

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. 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 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 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 that is available 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
- Victorian Mid Terrace House
- Electric Heating
- Part Double Glazed
- Modernisation Required
- Enclosed Rear Garden
- Off Road Parking
- Town Centre Location

A three bedroom, Victorian mid terrace house situated close to the Taunton town centre. The property requires modernisation throughout and offers accommodation which is arranged over two floors. There is a good size, enclosed garden to the rear and the benefit of a driveway providing off road parking for one vehicle. There property is part double glazed and warmed via electric heaters. An ideal project property with plenty of potential.



The accommodation comprises in brief; front door leading into the entrance hallway with stairs rising to the first floor and doors leading into the living room, dining room and kitchen. The living room is situated at the front of the property and benefits from a double glazed window providing aspect to the front, along with an electric fire and surround. The dining room overlooks the rear garden and features built in storage cupboards either side of the chimney breast. The kitchen is fitted with a selection of wall and base storage units with work surfaces above, a sink with hot and cold mixer tap, space for a cooker and space for a fridge/freezer. A door provides access into the rear garden, whilst a further opening leads into a useful ground floor utility room. The utility room offers additional work surfaces, space and

plumbing for a washing machine, access into a ground floor cloakroom with low level WC and shower cubicle, as well as a further door leading outside. On the first floor there are three bedrooms, two of which are good size doubles. The family bathroom comprises a panelled bath and wash hand basin, with a separate WC. Externally, the rear garden is a good size and is laid predominantly to low maintenance patio. There is also a shed, outside tap and outside lighting. To the rear of the garden there is an additional area of outside space with pedestrian rear access, although this area is currently heavily overgrown and inaccessible. To the front of the property there is a driveway providing off road parking for one small vehicle.