

The Fairways | Sherford | Taunton | TA1 3PA

£320,000

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ESTATE AGENTS

Nestled in the desirable area of The Fairways, Sherford, Taunton, this charming semi-detached house presents an excellent opportunity for both families and professionals alike. Located within the Castle School catchment area, the property has generous living space of 764 square feet, the property boasts a well-thought-out layout that includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The residence features three comfortable bedrooms (one could be used as a home office), providing ample space for relaxation and rest. The modern bathroom is designed with functionality in mind, ensuring convenience for daily routines. One of the standout features of this home is the beautifully appointed double-glazed conservatory, which floods the interior with natural light and offers a delightful space to unwind or enjoy a morning coffee while overlooking the garden.

Having been well modernised, this property is ready for you to move in without the hassle of renovation. The absence of a chain further simplifies the buying process, making it an attractive option for those looking to settle in quickly.

For those with vehicles, the property offers parking for up to three vehicles, a rare find in many urban settings. The location itself is ideal, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, this semi-detached house in The Fairways is a wonderful blend of comfort, modernity, and convenience, making it a perfect choice for anyone seeking a new home in Taunton. Do not miss the chance to view this delightful property and envision your future in this lovely setting.

Living Room
16'11" x 14'4" (5.1m x 4.4m)
This welcoming living room offers a cosy and inviting space with soft carpeting underfoot and neutral tones on the walls, creating a calm atmosphere. A large window allows plenty of natural light to fill the room, while the fireplace adds a focal point with a traditional surround. The room comfortably accommodates two sofas and leads directly to the kitchen area, making it ideal for relaxed family living.

Kitchen
16'11" x 8'1" (5.1m x 2.5m)
The kitchen is a bright and contemporary space featuring sleek, glossy cabinetry with integrated appliances including ovens and hob. The layout provides ample worktop space and storage, with a stainless steel sink positioned beneath a large window that looks out onto the garden. A dining area with a modern table and vibrant orange chairs sits adjacent to the kitchen, with French doors that open into the conservatory, fostering a light and airy feel throughout.

Conservatory
10'0" x 8'1" (3.0m x 2.5m)
The conservatory offers a peaceful retreat that connects the interior with the garden. Featuring large windows on all sides, it allows for abundant natural light and views of the outside greenery. The neutral tiled flooring complements the space, which comfortably fits seating to relax and enjoy the garden scenery through the glass panels and door leading outdoors.

WC
5'6" x 3'7" (1.7m x 1.1m)
The ground floor WC is conveniently positioned off the hallway, featuring a simple white suite with a close-coupled toilet and pedestal basin, complemented by a small window that brings in natural light. Its compact yet practical design offers a useful addition for guests and family alike.

Bedroom 1
11'2" x 10'0" (3.4m x 3.0m)
This well-proportioned bedroom features a double bed with a decorative metal frame and is complemented by deep red curtains and matching cushions. A large built-in wardrobe with sliding doors runs along one wall, providing excellent storage. The window overlooks the garden, bringing in natural light and creating a welcoming feel.

Bedroom 2
10'0" x 9'5" (3.0m x 2.9m)
This bedroom is bright and airy with a double bed and a neutral colour scheme that creates a calm and restful atmosphere. It includes a built-in wardrobe with light wood panelled doors, offering ample storage space. The window overlooks the front of the property, filling the room with natural light.

Bedroom 3
7'4" x 6'11" (2.2m x 2.1m)
A smaller third bedroom, currently arranged as a dressing or study space, features a vanity table and chair beside a large window. The feature wallpaper adds a touch of personality, contrasting with the white walls and providing a versatile space that could serve as a nursery, home office, or guest room.







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Shower Room
6'11" x 5'8" (2.1m x 1.7m)
The shower room is well fitted with a modern white suite including a corner shower enclosure, a wash basin set into a vanity unit, and a close-coupled toilet. A frosted window ensures privacy while allowing natural light to enter, and the neutral decor creates a fresh, clean feel.

Front Exterior
The property exterior presents a charming red brick facade with a pitched tiled roof and white window frames. A paved driveway provides off-street parking and leads to the garage. The front entrance is sheltered by a small canopy, adding character and protecting the doorway. Low-maintenance landscaping with gravel beds and shrubs enhances the curb appeal.

Rear Garden
The rear garden offers a delightful outdoor space with a neatly maintained artificial lawn bordered by mature shrubs and flowers. A paved patio area provides a perfect spot for seating and alfresco dining, while the conservatory at the back of the house overlooks this peaceful garden, creating a lovely flow between indoor and outdoor living. The garden is enclosed with fencing, ensuring privacy and a secure area for children or pets to play.

Material Informationm
Part A Material Information
Council Tax: D
Tenure: Freehold

Part B Material Information
Water: Mains
Heating: Gas Mains
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TA13PA&uprn=100040944006
Connection: Fttp
Mobile coverage: Good outdoor coverage with 02, EE, Three & Vodafone
Parking: Garage and driveway
Construction: Brick built with a tiled roof

Part C
Flood & erosion risk https: //www.gov.uk/check-long-term-flood-risk
Planning N/A
Building safety N/A
Restrictions N/A
Rights and easements N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A

Disclaimer
DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or
Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included
in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity,
ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to
purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive
a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required 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.

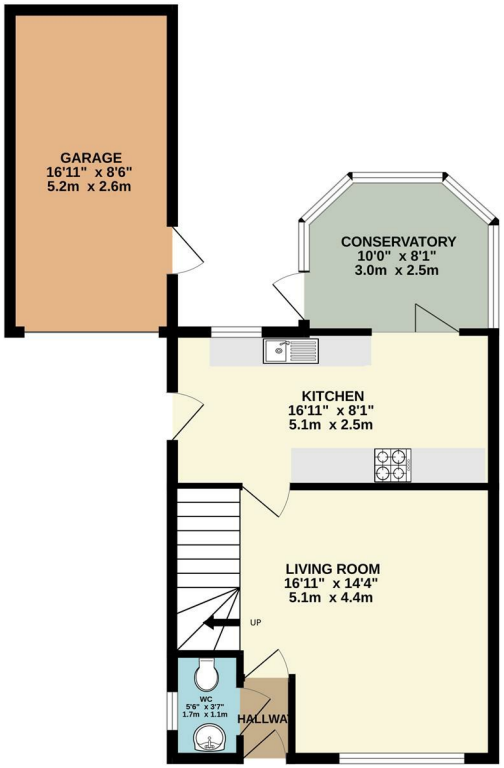




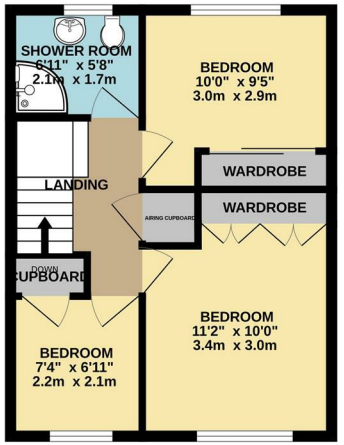
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **D** EPC Rating **C**

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