



Aller Mead Way

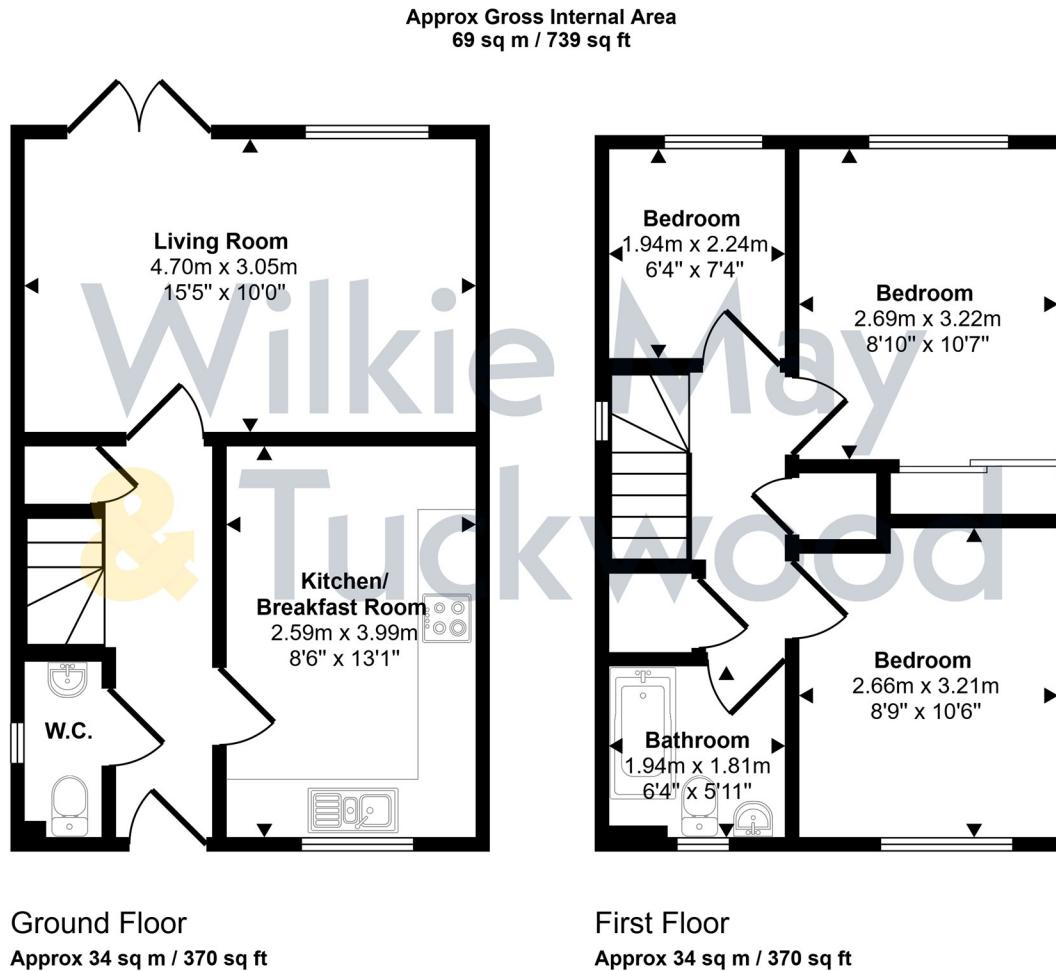
Taunton TA4 4RE

Price £185,625 Freehold



**Wilkie May
& Tuckwood**

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

SUBJECT TO A SECTION 106 DISCOUNT - A modern 3 bedroom end of terrace house available to purchase under the local affordable housing scheme - benefiting from gas fired central heating, uPVC double glazing, parking for 2 vehicles and an enclosed rear garden.

- Local Affordable Housing Scheme
- Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Ideal First Time Buy



Situated within walking distance of local amenities, Williton village centre and the nearby first and middle schools, is this well presented 3 bedroom end of terrace modern house. This ideal family starter home benefits from gas central heating, uPVC double glazing and off-road parking for 2 vehicles and will be found in good order throughout. The house is available to purchase at 75% of its open market value, with no rent payable on the remaining 25%. Please read the qualifying notes below.

The accommodation comprises of: Entrance Hallway; Downstairs WC; with low level W/C and wash hand basin;

Kitchen/Breakfast Room; with a range of matching wall and base units, inset sink and drainer mixer tap over incorporated into rolled edge work surfaces with tiled splash backs, built in electric oven, gas hob with extractor over, space and plumbing for a washing machine, space for a tall fridge/freezer, iDeal Logic gas fired combi boiler for central heating and hot water, aspect to the front overlooking fields.

Living Room; with an aspect to the rear, French doors giving access to the rear garden, under stairs storage cupboard.

To the first floor: Landing with loft access and two storage cupboards.

Bedroom 1; aspect to rear, built in double wardrobe. Bedroom 2; aspect to the front. Bedroom 3; aspect to the rear with views.

Family Bathroom; with white suite comprising panelled bath electric shower over, low level WC, wash hand basin, tiled splash backs, wall light with shaving point.

Outside: To the rear of the property a driveway provides parking for two vehicles. To the rear of the property is a low maintenance garden laid to paving and astro turf for ease of maintenance. There is also a sizeable shed.

Agents Note: This property is subject to an annual maintenance service charge which is approximately £155.00 per annum.

Agents Note: This property is subject to Section 106 of the Housing Act of 1985. The property is sold at a 25% discount to open market value; you would own the whole property however this scheme is only available for 'local' people. There is no rent to pay however the property must be sold at 75% of the gross market value at that time. Potential purchasers must be qualified by Somerset Council before purchase and are advised to consult their mortgage advisor before submitting an application. The maximum income levels for potential purchasers will be: Max Single Income: £54,079. Max Joint Income: £62,398.

ACCOMMODATION [All measurements are approximate]

Entrance Hall

Downstairs WC

Kitchen/Breakfast Room

Living Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

8. Financials: Earnings Statement: At the time the offer has been made and is being considered by the buyer, the source and validity of his funds for buying the property should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act and these regulations. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage or any combination of these. Such revelation of information that is confidential or sensitive to the seller, such as financial details, may be liable to disclosure under the Data Protection Act and the seller must take care to protect the buyer's privacy. The seller must take care to protect the buyer's privacy.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: C

Local Authority:

Leisure: Freehold

GENERAL REMARKS AND STIPULATIONS:

