



16 Northfield Road,
Taunton, Somerset, TA1 1XE
£365,000 Freehold

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EPC

Wilkie May
& Tuckwood

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

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

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

Property Location: <https://shakes.rails.heave>

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 1000 Mbps upload speed.

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

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

Agents Note: Sales Particulars Correct As Of October 2026

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Floor Plan



WM&T

Description

- Four Bedrooms
- End Terrace House
- Popular French Weir Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Off Road Parking
- Enclosed South Facing Rear Garden
- Large Workshop
- Well Presented Throughout

An extended and well presented, four bedroom end terrace house situated in the popular French Weir area of Taunton, close to North Town Primary School and a range of local amenities. The property offers well proportioned accommodation throughout, with the added benefits of mains gas fired central heating, uPVC double glazing and off road parking. Outside, there is an enclosed South facing rear garden, together with a large workshop, making this an ideal family home.



The accommodation is arranged over two floors and comprises in brief; front door leading into an entrance hallway with stairs rising to the first floor and doors providing access to the cloakroom, living room and kitchen. The useful ground floor cloakroom comprises a low level WC and wash hand basin. The kitchen is fitted with a selection of matching wall and base storage units with roll edge work surfaces over, together with space and plumbing for a dishwasher, space for an electric oven, a 1& ½ bowl sink with hot and cold mixer tap and a useful under stairs storage cupboard. There is ample space for a dining table and two uPVC double glazed windows overlooking the front. From the kitchen, a door leads into the utility room, which has further base units and work surfaces, space and plumbing for a washing machine, space for an under counter fridge and a door providing access to the rear garden. The extended living/dining room is a particular feature of the property, enjoying a wood

burning stove, spotlighting and French doors providing direct access into the rear garden. On the first floor are four bedrooms, with the master bedroom benefiting from an en-suite shower area comprising a shower cubicle and wash hand basin. The accommodation is completed by a family bathroom comprising a low level WC, wash hand basin and 'P' shaped bath with shower over. Externally, the enclosed South facing rear garden is laid predominantly to patio and gravel chippings, with raised flowerbed borders providing an attractive and low maintenance outdoor space. There is outside lighting and two external double electrical sockets. At the foot of the garden is a substantial workshop/shed measuring approximately 20' x 18'1", which benefits from power and lighting. To the front of the property is a driveway providing off road parking, together with an outside tap.

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