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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.

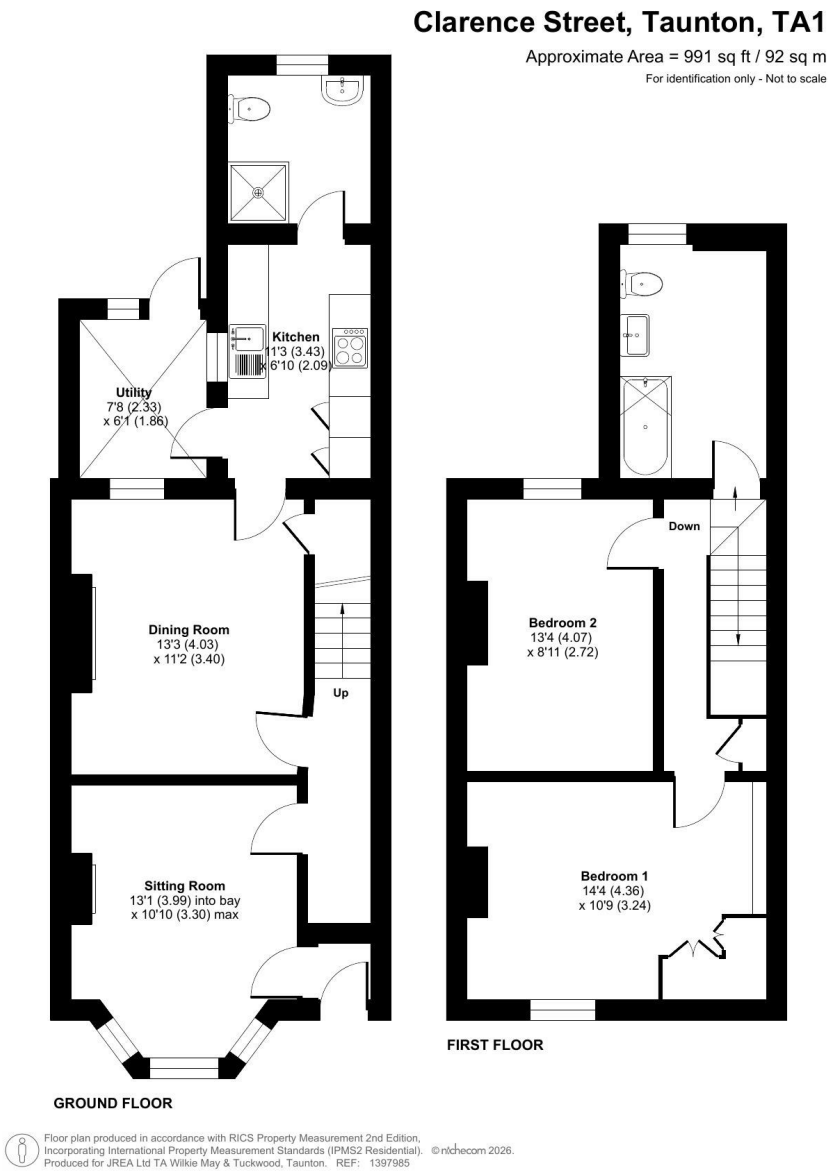
FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed 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.

Services: Mains Water, Mains Gas , Mains Drainage, mains electricity
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/belong.cares.calm>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low

GENERAL REMARKS AND STIPULATIONS:



Floor Plan



Description

- Victorian Terrace Home
- Two Bedrooms
- Two Reception Rooms
- uPVC D/G & Gas C/H
- Close Proximity To Town & French Weir Park
- Vacant Possession

Situated in the sought after residential location of French Weir, within walking distance of Taunton town centre and French Weir park is this two bedroom Victorian terrace home.

The property which is offered to the market with vacant possession is benefitted by uPVC double glazing and gas central heating and is further enhanced by a private, enclosed courtyard garden with gated rear access. Of note the property is also well situated within easy reach of Musgrove Park Hospital, Castle school, Longrun Meadow and North town Primary school.



In brief the accommodation comprises: Living room with front aspect window, separate dining room with access through to the kitchen. The kitchen is fitted with a range of base units, roll edge work surfaces and splashbacks, there is space for a cooker, washing machine and under counter fridge and freezer as well as a wall mounted gas boiler. There is access to a lean to and ground floor shower room. The shower room comprises of W/c, wash hand basin and a walk in shower.

To the first floor are two bedrooms along with a re-fitted family bathroom suite comprising

of w/c, wash hand basin, bath with surround and chrome towel rail. Externally is a low maintenance courtyard garden with gated rear access. Clarence Street is set within an area of residents permit parking – permits can be purchased from Somerset Council.