





Shutgate Meadow

Taunton TA4 4TJ

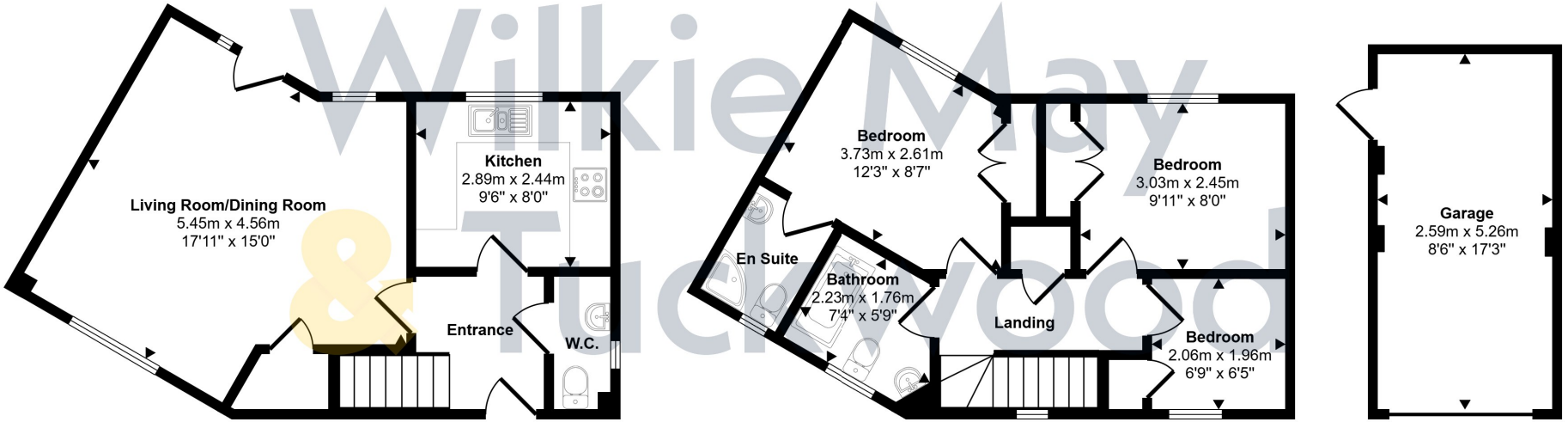
Price £265,000 Freehold

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			EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
87 sq m / 936 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 37 sq m / 395 sq ft

Garage
Approx 14 sq m / 146 sq ft

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.

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Description

A very well maintained, three bedroom semi detached house, situated in a highly sought after cul-de-sac, within easy level walking distance to the village centre and its comprehensive amenities.

- No Onward Chain
- Garage & Off Road Parking
- Well Presented Throughout
- Gas Fired Central Heating
- Close to Amenities

Built by Messrs Summerfield Homes; The property comprises a semi-detached house of traditional brick and block construction with rendered elevations under a slate roof, benefitting from full uVPC double glazing (with the ground floor windows and doors all recently replaced), gas central heating, an En-Suite principal bedroom and No Onward Chain.

The accommodation in brief comprises; glazed composite door into spacious Entrance Hall; with tiled floor, telephone point, burglar alarm pad, door into Downstairs WC; tiled floor, pedestal wash basin, tiled splashback, low-level WC. Kitchen; with aspect to rear, range of green coloured cupboards and drawers under a granite effect rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, with five ring gas hob and extractor fan over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge/freezer door into spacious Living Room/Dining Room; with double aspect and large cupboard under the stairs with glazed door leading onto the garden, feature electric fireplace. Stairs to the first-floor landing; with a hatch to the roof space with ladder and noted that the space is boarded and lit. Boiler cupboard with Baxi boiler for central heating and hot water with wood slat shelving. En-suite Bedroom One; with aspect to rear, double wardrobe, door to En-Suite Shower Room; corner shower cubicle, with tiled surround, thermostatic mixer shower over, pedestal wash basin, light and shaver point. Bedroom Two; aspect to rear, double wardrobe. Bedroom Three; aspect to front, built-in cupboard over the stairs. Family Bathroom; with a white suite comprising panelled bath, tiled surround, pedestal wash basin, low level WC, heated towel rail, light and the shaver point.

OUTSIDE: The front of the property is laid to gravel for ease of maintenance. There is a block paved driveway with off-road parking for one vehicle leading to the Garage; with up and over door, power and lighting, personal door to the garden. The rear garden enjoys a sunny aspect and wraps around the rear of the garage. There are two paved seating areas, and the remainder is laid to lawn with planted borders.

AGENTS NOTE – Estate Management Charge – This property is subject to a private estate management charge, with the company being run by the residents. The annual charge payable on 1st May is £80.00 per annum.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a Garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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 the 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.











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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.8b 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.

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