



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains gas, mains electricity, mains water, mains drainage.

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

Property Location: <https://what3words.com/charge.herb.hardly>

Council Tax Band: B

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

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

Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.

Agents Note: There is service charge of £351.26 payable per annum.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.

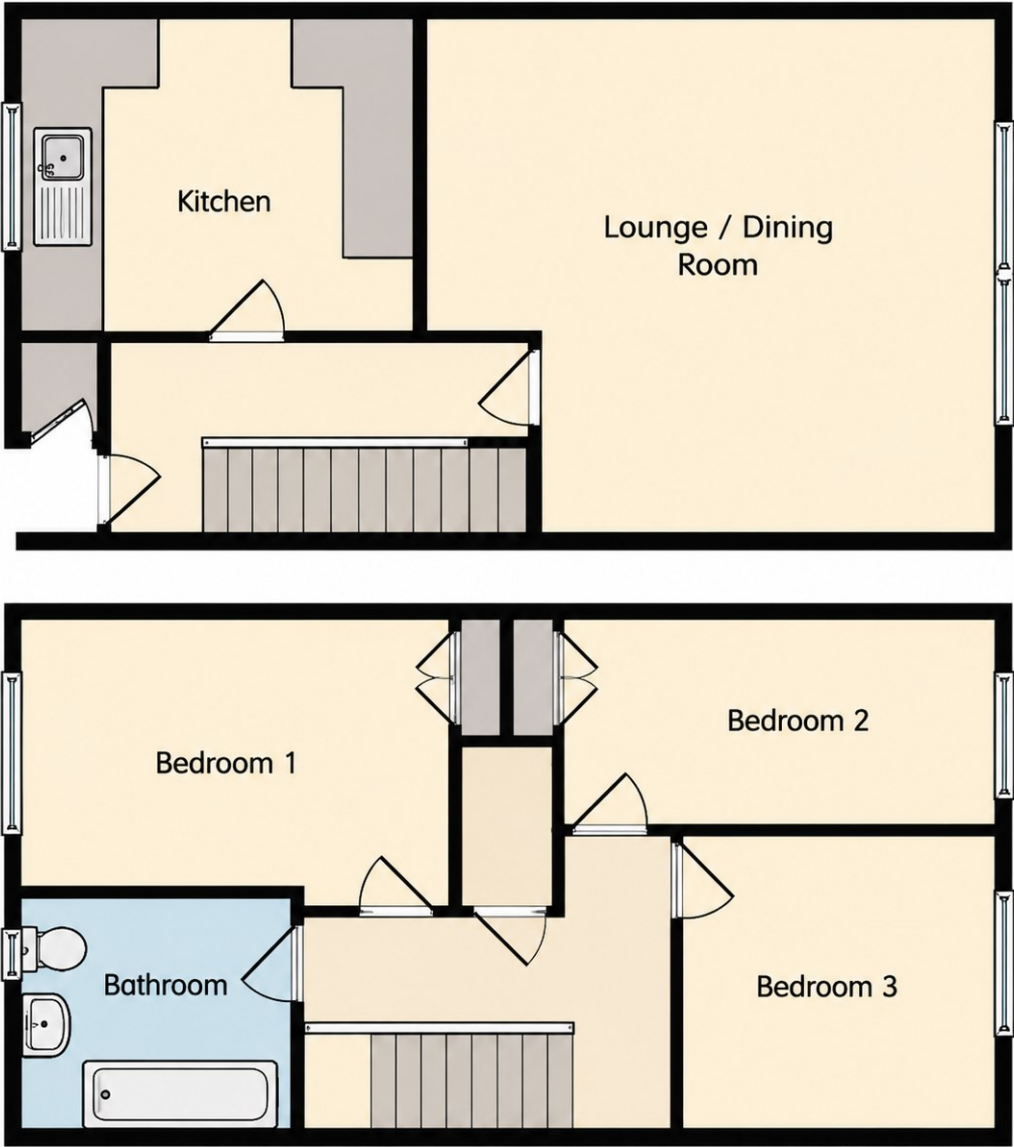


Tel: 01823 332121

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



Floor Plan



WM&T

Description

- Three Bedroom Terraced Home
- Close to Amenities
- Modern Kitchen
- Single Garage
- Communal Garden
- Electric Heating
- UPVC Double Glazing

Positioned just off Obridge Road on the northern side of Taunton, this mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those seeking a well-proportioned property in a convenient location. This three bedroom home benefits from UPVC double glazing, electric heating, and a single garage situated in a nearby block.



Upon entering the property, you are welcomed by an entrance hallway with useful under-stairs storage. To the front of the property is a spacious kitchen, fitted with a range of modern wall and base units with ample worktop space. A stainless steel sink overlooks the front aspect, and there is space for a cooker, washing machine and fridge freezer.

To the rear is a generously sized reception room, offering plenty of space for both living and dining areas. A serving hatch provides a connection to the kitchen, while sliding doors lead directly out to the communal garden area, creating a light and airy living space.

The first floor comprises three bedrooms, two of

which benefit from built-in wardrobes. The landing also provides access to a large storage cupboard and a separate airing cupboard, offering excellent additional storage. Completing the accommodation is the family bathroom, fitted with a bath and electric shower over, wash hand basin and low-level WC.

One of the standout features of this property is its convenient location. It is within good walking distance of both the train station and the bustling town centre, providing excellent access to local amenities, shops and transport links.

The property also benefits from a single garage situated in a nearby block, offering valuable off-road parking or additional storage space.

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