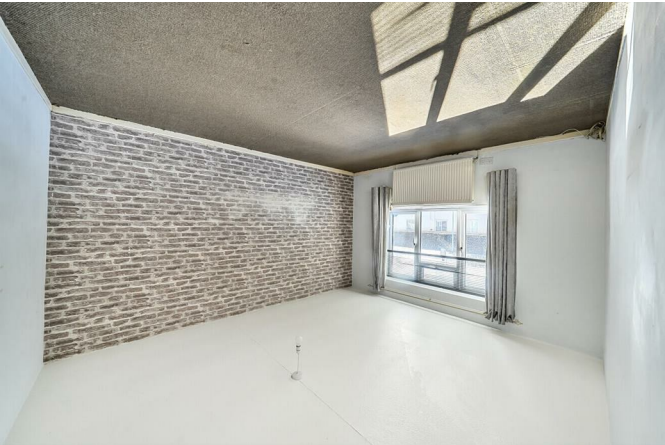




GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/hotels.cliff.income>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1800 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: We understand the property is of Laing East Form construction.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

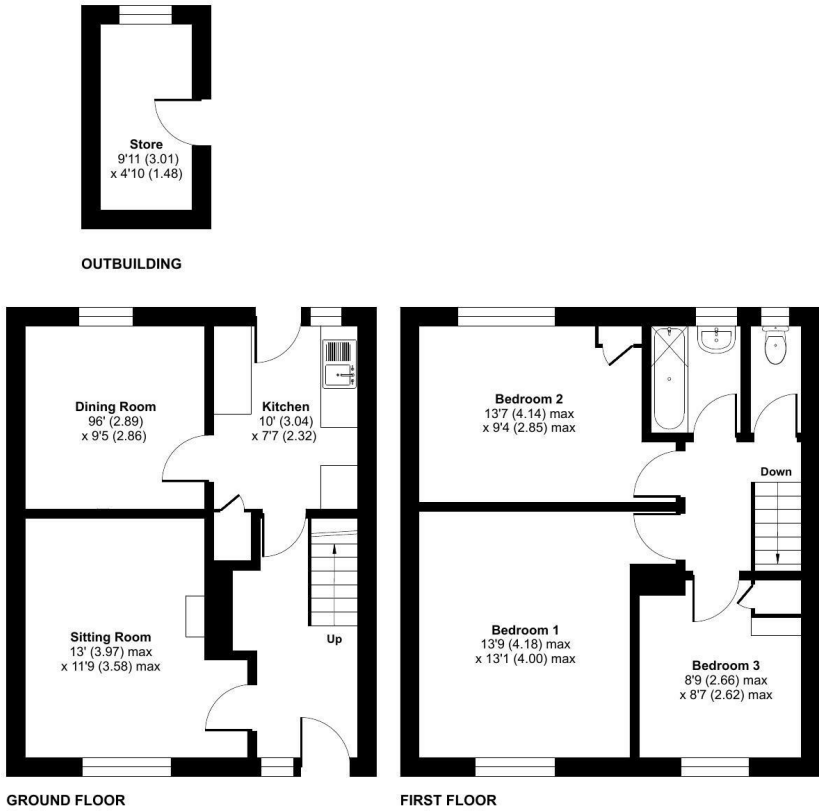
MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information 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: 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 take reasonable steps to establish the source and availability of the funds required, with relevant updates reported to the seller.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3che.com 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1535020

Description

- Vacant Possession
- Mid Terrace Home
- Front and Rear Garden
- Modernisation Required

Situated to the north of Taunton, this three-bedroom ex-local authority mid-terrace home is offered for sale with vacant possession and presents an excellent opportunity for buyers looking to create a superb family home.

The property benefits from uPVC double glazing and gas-fired central heating, although it would benefit from a programme of updating and modernisation, offering plenty of scope for improvement and the potential to add value.



The accommodation begins with an entrance hall, providing access to the front living room and kitchen, together with stairs rising to the first floor. The living room is positioned at the front of the property, while a separate dining room is situated to the rear and accessed via the kitchen.

The kitchen is fitted with a basic range of wall and base units, work surfaces and tiled splashbacks. There is space for a cooker, washing machine and tall fridge/freezer, along with access to the outside.

To the first floor are three bedrooms and a

family bathroom comprising a WC, wash hand basin and bath.

Externally, the property benefits from an enclosed lawned garden, with gated side access.

Offering generous potential for modernisation and improvement, this property would make an ideal purchase for first-time buyers, families or investors seeking a home they can personalise to their own taste.

AGENTS NOTE: We understand the property is of Laing Easi Form construction.