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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.

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/recentfamily,zest>
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: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: The vendor of this property is a Director of Wilkie May & Tuckwood.



11 Hine Road, TA1 4NE
£235,000 Freehold

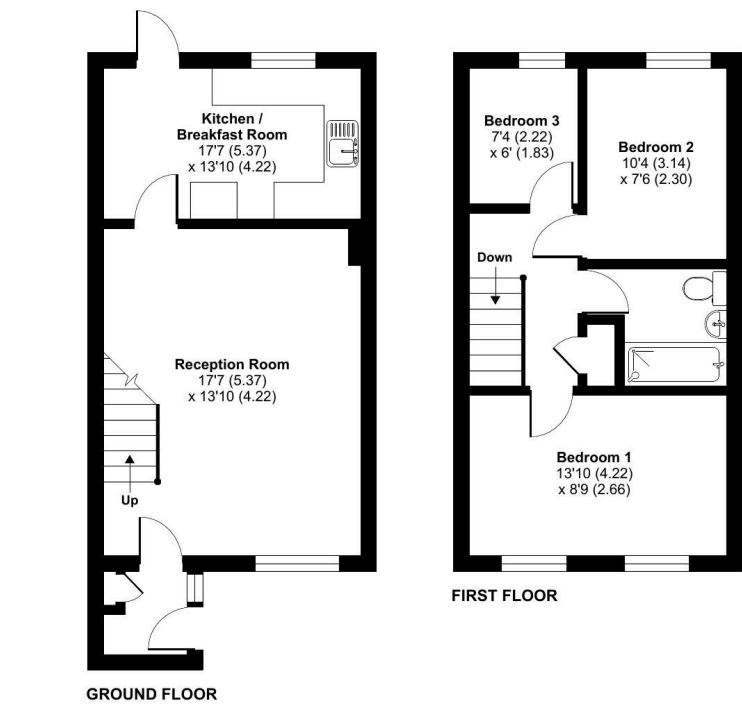
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Wilkie May
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Floor Plan

Hine Road, Taunton, TA1

Approximate Area = 752 sq ft / 69.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1488680



Description

- Three Bedroom Mid Terrace Home
- Cul De Sac Position
- Single Garage In A Block Close By
- uPVC D/G & Gas C/H
- Enclosed Low Maintenance Garden

A well-presented three-bedroom modern mid-terrace home situated in a peaceful cul-de-sac within the highly sought-after residential area of Comeytrove. The property is conveniently located within easy reach of Musgrove Park Hospital, The Castle School, Taunton & Bridgwater College, and a range of local amenities at the Comeytrove Centre.

Having been updated in recent years, the property benefits from a contemporary fitted kitchen and a modern refitted bathroom. Further advantages include uPVC double glazing, mains gas central heating via a combination boiler, and a landscaped rear garden designed for ease of maintenance.



The accommodation briefly comprises an entrance porch leading into a light and airy living/dining room, featuring stairs rising to the first floor. A doorway leads through to the modern fitted kitchen, which is equipped with a matching range of wall and base units, complementary work surfaces, tiled splashbacks, and space for a cooker, washing machine, and fridge/freezer. The kitchen also provides direct access to the rear garden.

To the first floor are three bedrooms and a stylish refitted family bathroom comprising a WC, wash hand basin set within a vanity unit, and a panelled bath with tiled surround and

shower over.

Outside, the fully enclosed rear garden enjoys gated rear access and has been thoughtfully landscaped to provide a low-maintenance outdoor space. A patio area adjoins the rear of the property, complemented by a sleeper-edged planting border and an area of artificial lawn.

A single garage, located in a nearby block, completes this attractive home.

