



87 Cashford Gate, Taunton, TA2 8QB

A well-proportioned four bedroom detached property set in this popular residential area benefiting from uPVC double glazing, off road parking and garage.

Price £239,950

DESCRIPTION: Cashford Gate is a four bedroomed detached property on the outskirts of Taunton with its accommodation comprising in brief: entrance hall, sitting room, kitchen, dining room, utility room and cloakroom. To the first floor there are four bedrooms, master en-suite, and separate family bathroom. To the front of the property there is off road parking leading to the garage and the garden to the rear is fully enclosed. Viewing of this property is highly recommend to fully appreciate the space it has to offer.

SITUATION: Cashford Gate is found on the Nerrols Farm development to the east of the county town of Taunton. The property is ideally situated within easy reach of Junction 25 to the M5 motorway as well as Taunton's main line intercity railway station. The town centre with its large range of shopping, leisure and scholastic amenities is only a short drive/bus ride away.

DIRECTIONS: Proceed out of Taunton town centre along North Street, passing Debenhams and over the bridge into Bridge Street. Continue through the first set of traffic lights before bearing right at the second set into Station Road. Continue along past Taunton railway station before taking a right hand turn at the traffic lights into St Andrew's Road, merging immediately into Priorswood Road. Follow Priorswood Road until reaching a roundabout; proceed straight on passing Priorswood Industrial Estate before reaching a second roundabout. Take a left hand turn into Nerrols Drive, then immediately left into Summerleaze Crescent before taking a left into Cashford Gate. Take the first turning right, then right again and number 87 can be found directly in front of you, identified by our for sale board.

ACCOMMODATION:
(All measurements are approximate)

Obscured uPVC double glazed door opens to the entrance hall, stairs rising to the first floor, radiator and storage cupboard, cloakroom with uPVC obscured double glazed window to the front.

CLOAKROOM Low level WC, washbasin, radiator.

SITTING ROOM 15'3 x 11'1 (4.64 x 3.37) uPVC patio door opening to the fully enclosed rear garden, TV and BT points, radiator.

KITCHEN 11'1 x 8'8 (3.37 x 2.64) to include comprehensive range of wall and base units with gas hob, extractor fan over, sink and drainer incorporated into roll edge work surface. Integrated cooker, space for dishwasher, UPVC double glazed window to the rear.

DINING ROOM 11'1 x 8'8 (3.37 x 2.64) UPVC double glazed window aspect to the front and radiator.

FIRST FLOOR LANDING with radiator and airing cupboard housing gas fired combination boiler.

BEDROOM ONE 12' x 9'1 (3.65 x 2.76), with uPVC double glazed window to the rear, built in wardrobe, radiator, **EN-SUITE** with fully tiled shower, wash basin, low level WC, obscured uPVC window to the side and radiator.

BEDROOM TWO 11'1 8'11 (3.37 x 2.71) uPVC double glazed window aspect to the front, built in wardrobe and radiator.

BEDROOM THREE 9'9 x 7'10 (2.97 x 2.38) uPVC double glazed window to front.

BEDROOM FOUR 8'10 x 6'8 (2.69 x 2.03) with uPVC double glazed window to the rear and radiator.

BATHROOM with panel bath, shower over, wash basin, low level WC, obscured double glazed window to the rear and extractor fan.

OUTSIDE to the front of the property is off road parking leading to the garage. Garden to the rear is fully enclosed, and has a walled boundary. Garden is laid to lawn with patio area and room for sitting out.

Please note, full details of all our current properties can be found at www.rightmove.co.uk

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 best advantage.
- **IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn
- **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 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.
- **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.
- **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

The Property Misdescriptions Act 1991

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Energy Performance Certificate



10, Sutherland Close, TAUNTON, TA1 4LE

Dwelling type: Semi-detached house
Date of assessment: 23 October 2014
Date of certificate: 24 October 2014

Reference number: 9722-2897-7901-9324-3081
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

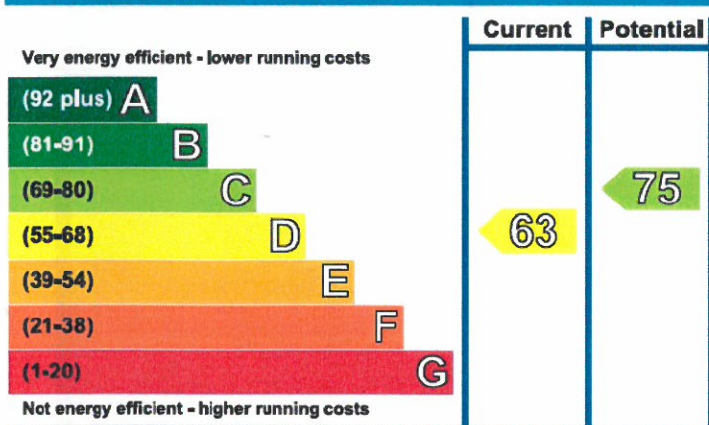
Estimated energy costs of dwelling for 3 years:	£ 2,643
Over 3 years you could save	£ 222

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 2,175 over 3 years	£ 2,037 over 3 years	
Hot Water	£ 294 over 3 years	£ 210 over 3 years	
Totals	£ 2,643	£ 2,421	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

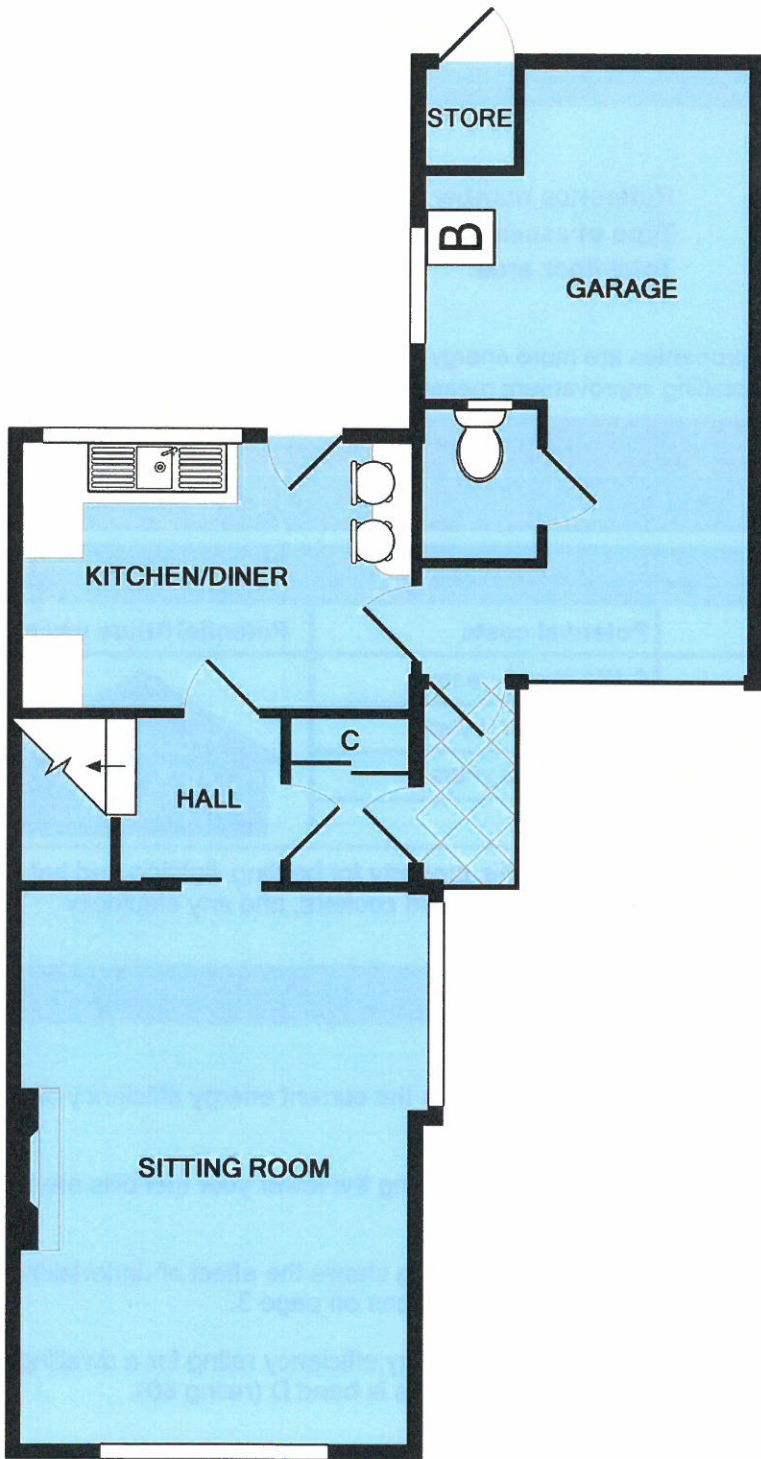
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

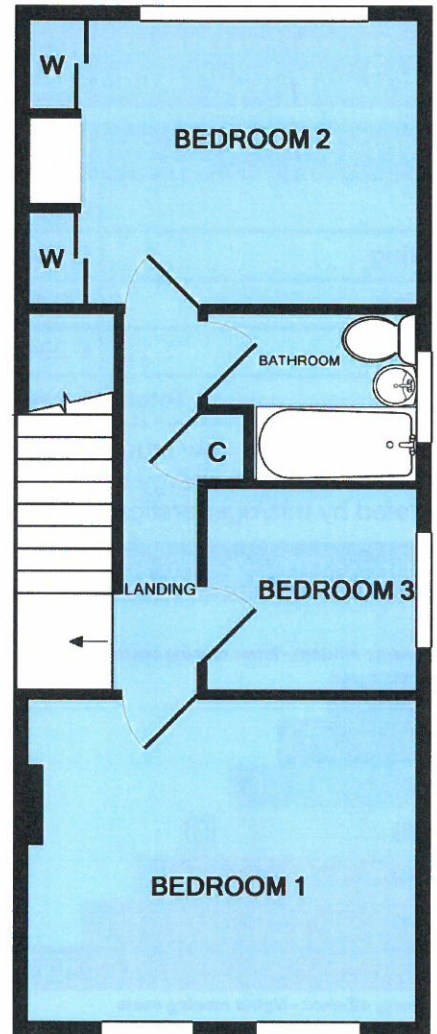
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 138	✓
2 Solar water heating	£4,000 - £6,000	£ 85	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 797	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR



1ST FLOOR