



5 Inner Gullands

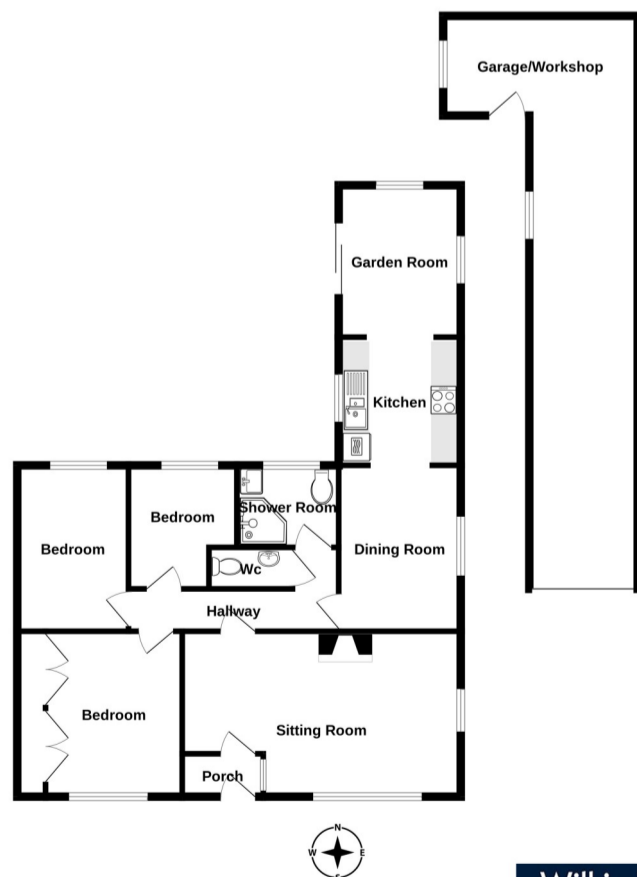
Taunton, TA1 4SP
£417,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

**Wilkie May
& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 19'5" x 8'2" max (5.91m x 2.48m max), DINING ROOM: 11'5" x 8'6" (3.47m x 2.59m), KITCHEN: 8'9" x 8'6" (2.66m x 2.59m), SUN ROOM: 10'4" x 8'9" (3.14m x 2.66m), BEDROOM ONE: 11'6" x 9'4" (3.50m x 2.84m), BEDROOM TWO: 11'7" x 7'7" (3.53m x 2.31m), BEDROOM THREE: 8'4" x 7'2" (2.54m x 2.18m), SHOWER ROOM: 6'8" x 5'4" (2.03m x 1.62m), WC: 5'3" x 2'5" (1.60m x 0.73m)

EXTERNAL: GARAGE: 35'1" x 7'4" max (10.69m x 2.23m max)

WM&T

Description

Situated in a quiet position in the popular Parkfield area of Taunton is this three bedroom, link-detached bungalow which has been extended to the rear.

The accommodation is warmed via a gas fired central heating system and is uPVC double glazed throughout. Externally, there is a private and enclosed rear garden, a double (tandem length) garage and driveway providing off-road parking.

- Three Bedrooms
- Link Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed Throughout
- Tandem Double Length Garage
- Off-Road Parking
- Enclosed Rear Garden
- No Onward Chain



From the road, four steps lead up to the double glazed front door into an entrance hallway. The sitting room has a gas fire and two uPVC double glazed window with aspects to the front and side. The kitchen offers a selection of matching wall and base storage units, granite worktops, integrated four ring gas hob with extractor fan above, integrated double oven with microwave above, integrated dishwasher, integrated undercounter fridge and freezer, and ½ bowl stainless steel sink with hot and cold mixer tap. The sun room has space and plumbing for a washing machine, space for a fridge/freezer and uPVC double glazed patio doors providing access into the rear garden.

The shower room comprises low level wc, wash hand basin and shower cubicle. There is also a separate cloakroom with low level wc and wash hand basin. There are three bedrooms, the master bedroom with several integrated wardrobes. Externally, the rear garden is predominantly laid to lawn and patio. There are two steps down leading to an area of lawn and a water feature. There are two outside taps, two double electric sockets and an outside light. The double (tandem length) garage has power, lighting and an electric door. In front of the garage there is a driveway providing off-road parking.

WM&T



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion..

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/zone.family.decks

Council Tax Band: D

Flood Assessment: Medium Risk. **Broadband:** Superfast. Up to 67Mbps download speed. Up to 20Mbps upload speed.

Mobile Phone Coverage: Voice & Data available with EE, 3, O2 and Vodafone.

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. Photographs taken and details prepared January 2024. 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.

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.



rightmove

Tel: 01823 332121

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

WM&T