



## 30 Priory Park

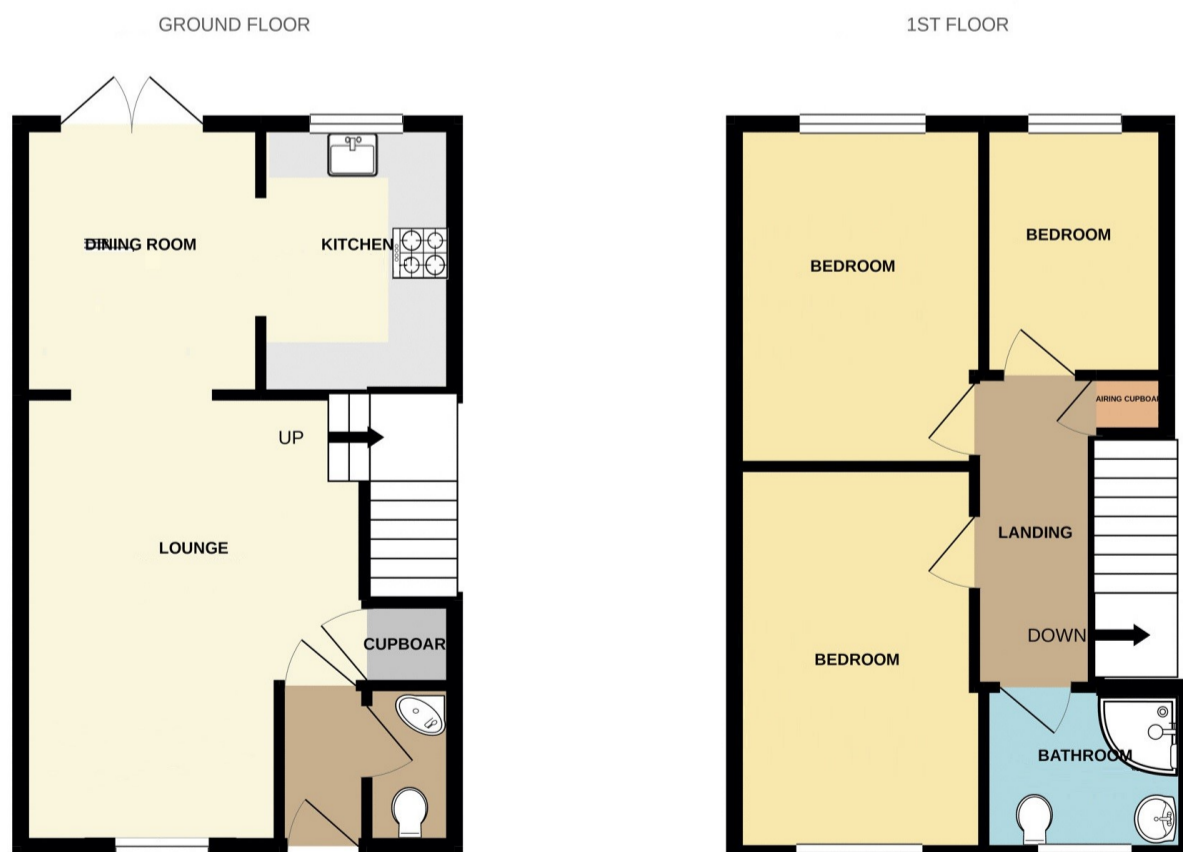
Taunton, TA1 1PX

£240,000 Freehold



**Wilkie May  
& Tuckwood**

## Floor Plan



**GROUND FLOOR:** LIVING ROOM: 16'5" x 12'6" narrowing to 8'3" (5.00m x 3.81m narrowing to 2.51m), DINING AREA: 8'3" x 9'7" (2.51m x 2.92m),

KITCHEN: 6'10" x 9'5" (2.08m x 2.87m)

**FIRST FLOOR:** BEDROOM ONE: 13'7" x 7'11" (4.14m x 2.41m), BEDROOM TWO: 8'8" x 12'1" (2.64m x 3.68m), BEDROOM THREE: 6'5" x 8'10" (1.95m x 2.69m),

BATHROOM: 6'5" x 6'5" (1.95m x 1.95m)

## Description

This three bedroom modern mid terrace home offers accommodation arranged over two floors served by uPVC double glazing and mains gas fired central heating.

The property is further enhanced by a private single garage located in a block close by.

- No Onward Chain
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Low Maintenance Rear Garden



Internally, a front door leads into entrance hall with cloakroom off. There is a living room with staircase rising to first floor and double doors opening into a dining area. The dining area in turn has French doors to the garden and an archway through to a modern fitted kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks, integrated oven, gas hob, space and plumbing for washing machine and tall fridge/freezer.

From the living room, there are stairs rising to the first floor landing with access to all bedrooms as well as a three piece family bathroom. Externally, the rear garden is fully enclosed and offers gated rear access. The garden is laid predominantly to decorative chippings for ease of maintenance. A single garage can be found close in a block close by.

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### 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/pints.sharp.sudden](http://w3w.co/pints.sharp.sudden)

**Council Tax Band:** C

**Agents Note:** There is an Estate Service Charge for this property of £223.78 p/a approx.

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 February 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:

<sup>8</sup> 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.



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