



13 Burchs Close

Taunton, TA1 4TS

£310,000 Freehold

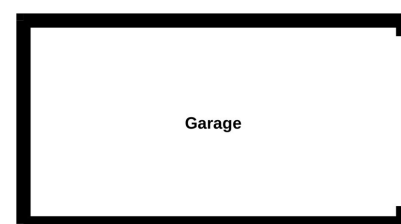
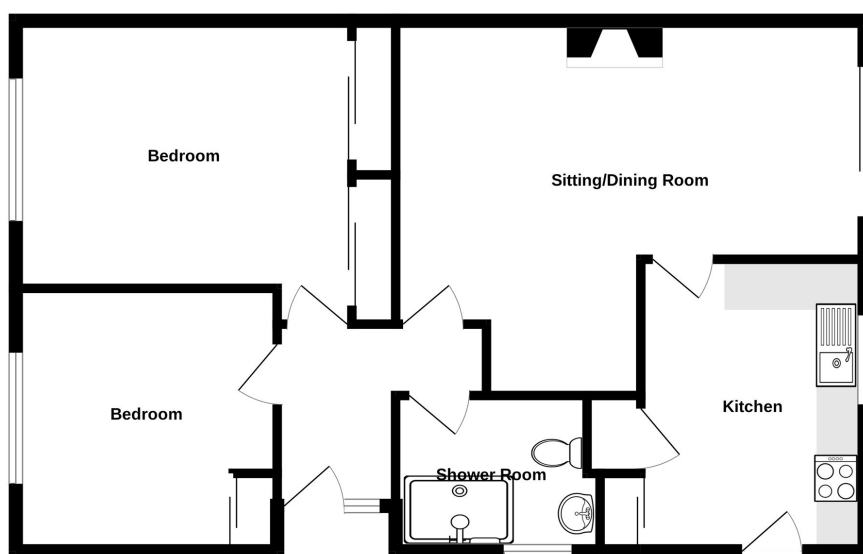


Wilkie May
& Tuckwood

Floor Plan

Ground Floor

Garage



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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GROUND FLOOR: KITCHEN: 9'3" x 12'2" (2.81m x 3.70m), SITTING/DINING ROOM: 20'1" x 15'5" narrowing to 10'0" (6.12m x 4.69m narrowing to 3.04m),

BEDROOM ONE: 11'0" x 13'10" (3.35m x 4.21m), BEDROOM TWO: 11'2" x 11'0" (3.40m x 3.35m), SHOWER ROOM: 6'8" x 7'8" (2.03m x 2.33m)

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Description

Situated on a generous size corner plot in a cul-de-sac position within the popular residential location of Comeytrove, is this two bedroom 1960s style detached bungalow.

The property, which is ideally situated just a short walking distance from amenities that include Tesco Express, doctors surgery and community centre and is also close to a bus route into the town centre.

Additionally, the property, which is offered with vacant possession, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by a single garage and driveway offering off-road parking for two vehicles.

- Detached Bungalow
- Two Bedrooms
- Corner Plot
- Sought After Residential Location
- No Onward Chain



Internally, a front door leads into entrance hall with access to the sitting room, two bedrooms and shower room. A sitting/dining room with sliding patio doors to the outside leads through to a fitted kitchen comprising of a range of matching wall and base units, roll edge work surfaces and tiled splashbacks. There is space for a cooker, space and plumbing for a washing machine, space for a tall freezer and a uPVC double glazed door to the side. From the hallway, there are two generous size double bedrooms (both with built-in wardrobe space) and a refitted shower room comprising of wc, wash hand basin, set-in vanity unit, walk-in shower with tiled surround and electric shower over.

Externally, the property is set on a generous size corner plot. The front is laid mainly to lawn with a path leading to the front door. To the rear, there is gated side access and gated rear access with a path from the back of the bungalow to the rear gate. The garden is laid predominantly to lawn with trees and shrub borders. There is a single garage and driveway offering off-road parking for two vehicles.

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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/energetic.roof.prom

Council Tax Band: D

Mobile Phone Coverage: Voice and Data available with EE, 3, O2 and Vodafone. **Broadband:** Superfast available up to 32Mbps.

Flood Risk: Surface Water Risk: Medium Risk. River and Sea Risk: Very Low Risk.

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:

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.



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