



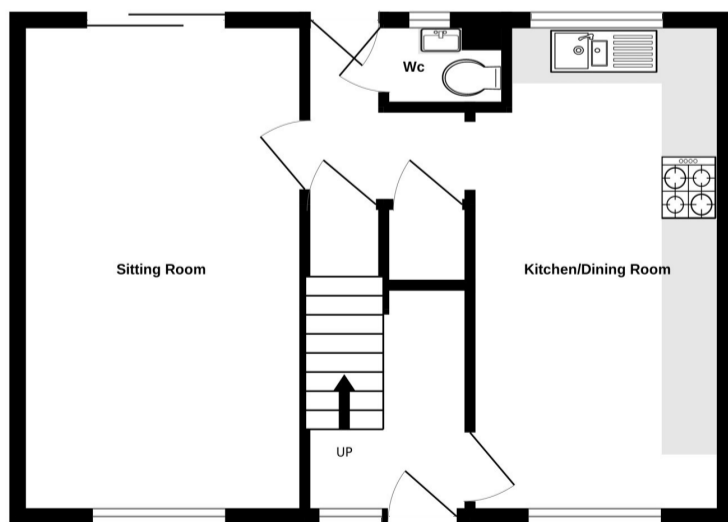
55 Bossington Drive
 Taunton, TA2 8HF
 £229,950 Freehold

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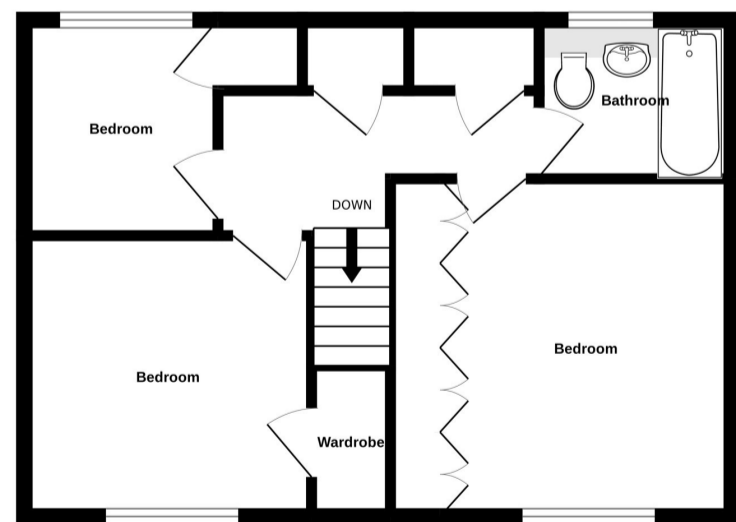
Wilkie May & Tuckwood

Floor Plan

Ground Floor



1st Floor



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: ENTRANCE HALL, KITCHEN/DINING ROOM: 17'8" x 9'4" (5.38m x 2.84m), SITTING ROOM: 17'8" x 10'7" (5.38m x 3.22m)

FIRST FLOOR: LANDING, BEDROOM ONE: 12'7" x 11'10" (3.83m x 3.60m), BEDROOM TWO: 10'3" x 9'9" (3.12m x 2.97m), BEDROOM THREE: 6'11" x 7'8" (2.10m x 2.33m),

BATHROOM: 6'11" x 5'7" (2.10m x 1.70m)



Description

This three bedroom ex-authority mid terrace home offers spacious, well planned accommodation arranged over two floors served by uPVC double glazing and mains gas fired central heating.

The property is set back from the road and accessed to the front purely by foot only, however offering vehicular rear access.

- Terrace
- Three Bedrooms
- No Onward Chain
- uPVC Double Glazing
- Gas Central Heating



Internally, the accommodation comprises; front door leading into entrance hall with staircase to the first floor and doorway leading through to a kitchen/dining room. The kitchen is fitted with an extensive range of matching wall and base units, roll edge work surfaces and tiled splashbacks with space for a cooker, washing machine and dishwasher, dual aspect windows and doorway through into a rear lobby/hall with two storage cupboards, cloakroom and access to the garden as well as access to a generous size sitting room. The sitting room offers dual aspect to the front and rear with sliding patio doors to the garden.

From the hallway, a staircase leads to a first floor landing with access to bedrooms one to three and a family bathroom. The bathroom is fitted with a matching suite of wc, wash hand basin, bath with tiled surround and chrome towel rail. Externally, the property is set in front and rear gardens. The rear garden is fully enclosed and benefits from gated rear access as well as a brick storage shed. The majority of the garden is laid to lawn with an area of patio adjoining the rear of the house.

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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/lance.laying.change

Council Tax Band: B

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 November 2023. 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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