



3 Scaffell Close
 Taunton, TA1 4LF
 £250,000 Freehold

			
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**Wilkie May
 & Tuckwood**

Floor Plan



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. Made with Metropix ©2023

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GROUND FLOOR: ENTRANCE HALLWAY, LIVING ROOM: 15'9" x 14'9" max (4.80m x 4.49m max), KITCHEN/DINING/FAMILY ROOM: 17'2" x 15'9" max (5.23m x 4.80m max)

FIRST FLOOR: LANDING, BEDROOM ONE: 14'5" x 8'3" (4.39m x 2.51m), BEDROOM TWO: 10'5" x 8'6" (3.17m x 2.59m), BEDROOM THREE: 10'9" x 7'2" max (3.27m x 2.18m max), BATHROOM: 7'8" x 6'9" (2.33m x 2.05m)

EXTERNAL: SINGLE GARAGE: 16'2" x 8'1" (4.92m x 2.46m)

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Description

A charming three-bedroom home within the highly sought-after Galmington area of Taunton. This property offers an ideal family home with the convenience of a large ground floor extension, providing a spacious kitchen/dining room.

With an enclosed garden, single garage, off-road parking, uPVC double glazing, gas central heating, and well-presented accommodation throughout.

The property is offered to the market with vacant possession and no onward chain, making it an excellent opportunity for a quick and hassle-free move.

- Spacious Three Bedroom House
- Single Garage In A Block
- Off-Road Parking For One Car
- Gas Central Heating
- uPVC Double Glazing
- No Onward Chain



A double-glazed front door leads into a useful entrance hallway with space for shoe and coat storage. A door leads into a bright and airy living room with uPVC double glazed window providing aspect to the front, stairs leading to the first floor and an electric fire. The highlight of the ground floor is the large ground floor extension, which has created an impressive kitchen/dining room, perfect for family gatherings and entertaining. The kitchen is fitted with a range of matching wall and base storage units with roll edge work surfaces, space for a gas cooker, space and plumbing for a washing machine, space for a fridge/freezer and a stainless-steel sink with hot and cold mixer tap.

On the first floor there are three bedrooms, the master with an integrated wardrobe. The accommodation is completed by the family bathroom which comprises low level wc, wash hand basin and panelled bath with shower over. Externally, there is a private and low maintenance rear garden which is laid to patio. There is an outside tap, a timber shed and a pedestrian rear access. To the front of the property there is a driveway laid to gravel chippings which provides off road parking for one vehicle. A short distance from the house there is also a single garage which is located in a block nearby.

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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/bond.cheeks.shirt

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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