



30 Pikes Crescent

Taunton, TA1 4HU

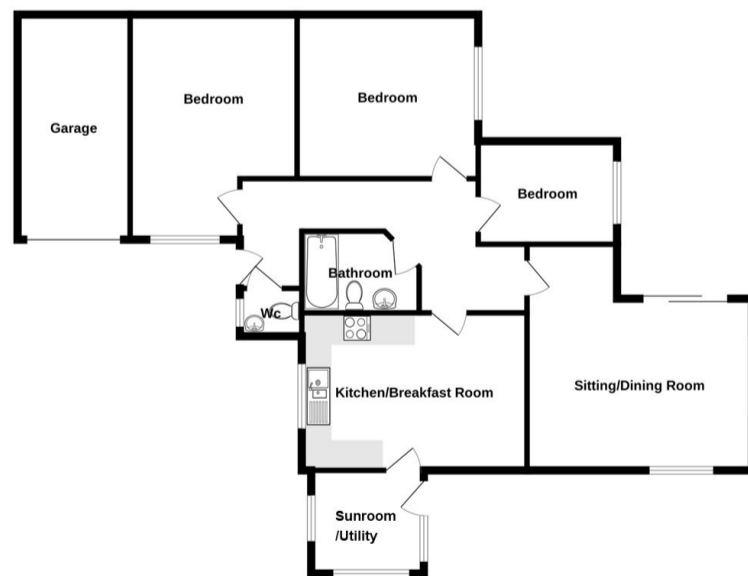
£435,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with SketchUp 2024

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& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM: 4'3" x 3'4" (1.29m x 1.01m), SITTING ROOM: 16'7" x 16'3" max (5.05m x 4.95m max), KITCHEN: 16'1" x 11'5" (4.90m x 3.47m),

SUN ROOM/UTILITY ROOM: 7'9" x 7'4" (2.36m x 2.23m), BEDROOM ONE: 16'11" x 11'9" (5.15m x 3.58m), BEDROOM TWO: 12'9" x 11'7" (3.88m x 3.53m),

BEDROOM THREE: 9'8" x 7'2" (2.94m x 2.18m), BATHROOM: 8'4" x 5'8" (2.54m x 1.72m)

EXTERNAL: GARAGE: 16'2" x 8'2" (4.92m x 2.48m)

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Description

Offered to the market with vacant possession and no onward chain, is this beautifully presented, three bedroom detached bungalow which has been the subject of complete renovation over the last year.

The accommodation is warmed via a brand new, gas fired central heating system and is uPVC double glazed throughout. Additionally, there is the added benefit of solar panels on the roof.

Externally, the property has a single garage, off road parking and an enclosed rear garden. The property is situated within the popular, Sherford part of Taunton just a short walk from reputable schools, Musgrove Park Hospital and Taunton Town centre.

- Detached Bungalow
- Three Bedrooms
- Garage and Off-Road Parking
- Renovated To High Standard Throughout
- Mains Gas Central Heating
- uPVC Double Glazing
- Popular Residential Location



The accommodation comprises in brief; entrance hallway with doors providing access into all rooms, cloakroom comprising low level wc and wash hand basin. The kitchen is fitted with a good range of matching wall and base storage units with work surfaces above, 1 & ½ bowl stainless steel sink with hot and cold mixer tap, integrated four ring electric hob with extractor fan above, integrated electric oven, integrated dishwasher and an integrated fridge/freezer. From the kitchen, a door leads into the utility/sun room which offers access into the rear garden and has space/plumbing for a washing machine.

The sitting room is found to the rear of the property and has spotlighting and French doors providing access into the rear garden. There is a modern family bathroom comprising low level wc, wash hand basin and panelled bath with shower over. The accommodation is completed with three, good size bedrooms. Externally, the rear garden is laid predominantly to lawn and is not over-looked. To the front of the property, there is a good size driveway providing off road parking for two vehicles. Additionally, the property has a single garage with power, lighting and an up-and-over door.

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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/dress.damp.toned](https://www.w3w.co/dress.damp.toned)

Council Tax Band: D

Flood Risk: Very Low Risk. **Broadband:** Superfast—up to 44Mbps download speed and up to 10Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data available with EE, 3, & Vodafone (voice only with O2).

Outdoor—voice, data & enhanced data available with EE, 3, O2 & 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 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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