



## 28 Fremantle Road

Taunton, TA1 3BS

£350,000 Freehold



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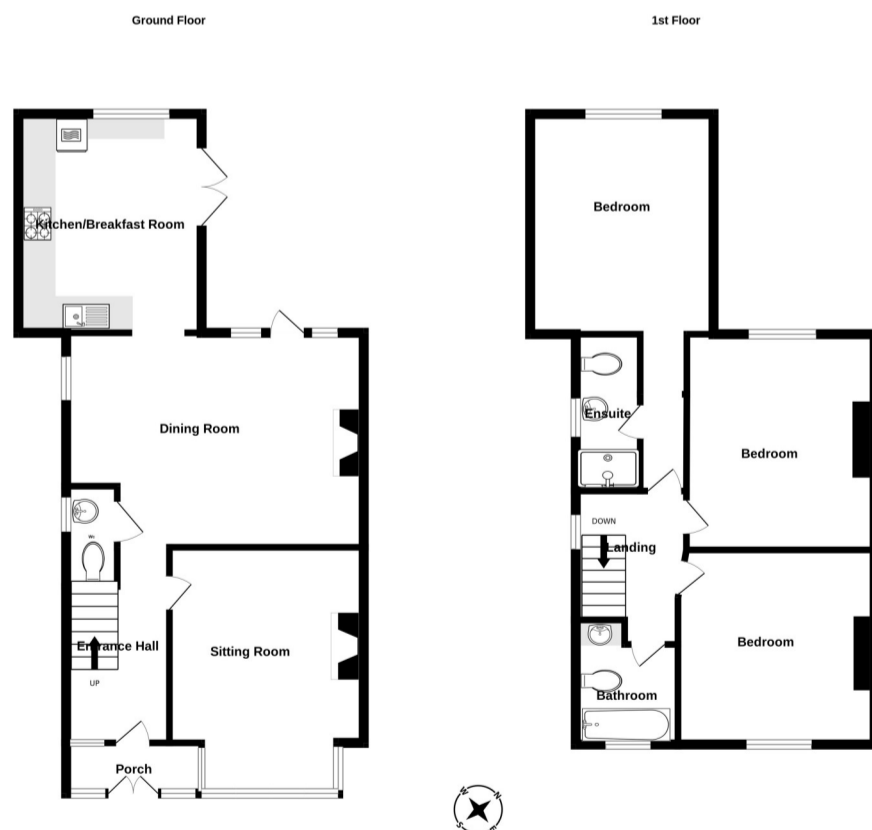
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Wilkie May  
& Tuckwood

## 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 errors, omissions or mis-statements. 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 ©2024

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**GROUND FLOOR:** ENTRANCE PORCH, ENTRANCE HALLWAY, CLOAKROOM: 6'4" x 2'6" max (1.93m x 0.76m max), SITTING ROOM: 13'8" x 11'4" max (4.16m x 3.45m max),

DINING ROOM: 18'4" x 12'2" (5.58m x 3.70m), KITCHEN: 13'3" x 10'9" (4.03m x 3.27m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 13'3" x 10'9" (4.03m x 3.27m), EN-SUITE SHOWER ROOM: 8'7" x 3'7" (2.61m x 1.09m),

BEDROOM TWO: 11'7" x 11'6" max (3.53m x 3.50m max), BEDROOM THREE: 12'1" x 10'6" max (3.68m x 3.20m max), BATHROOM: 7'4" x 5'9" (2.23m x 1.75m)

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# Description

Situated on the favoured South side of Taunton is this three bedroom, 1930's semi-detached family home which has been significantly extended to the rear.

The accommodation, which is arranged over two floors, is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a good size garden to the rear which is laid to lawn and decking and is predominantly West facing. To the front of the property, there is a driveway providing off-road parking.

- Three Double Bedrooms
- Semi-Detached House
- Off-Road Parking
- Predominantly West Facing Garden
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Close To Bishop Foxes School And Richard Huish College



The accommodation comprises in brief; entrance porch with uPVC double glazed doors leading into an entrance hallway with stairs rising to the first floor. Cloakroom with uPVC double glazed window to the side, low level wc and wash hand basin. The sitting room has a large uPVC double glazed bay window providing aspect to the front and a feature fireplace with surround. The dining room offers access into the kitchen and the rear garden via a uPVC double glazed door. The kitchen is fitted with a range of matching wall and base storage units, a good selection of work surfaces, sink with hot and cold mixer tap, integrated electric oven, integrated microwave, integrated four ring halogen hob, space and plumbing for a washing machine and dishwasher plus space for a fridge/freezer.

On the first floor there are three good size, double bedrooms, the master with an en-suite shower room comprising low level wc, wash hand basin, shower cubicle and heated towel rail. The accommodation is completed with a first-floor family bathroom comprising; panelled bath with shower over, low level wc, wash hand basin and heated towel rail. Externally, the rear garden is a good size and is predominantly laid to lawn and decking. There is an outside tap, outside light and a useful side access. There are also two substantial timber sheds. To the front of the property there is a driveway providing off-road parking.

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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/ample.aside.exams](http://w3w.co/ample.aside.exams)

**Council Tax Band:** D

**Broadband:** Superfast. Up to 1,000Mbps download speed and 220Mbps upload speed. **Flood Risk:** Low Risk.

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

<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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