

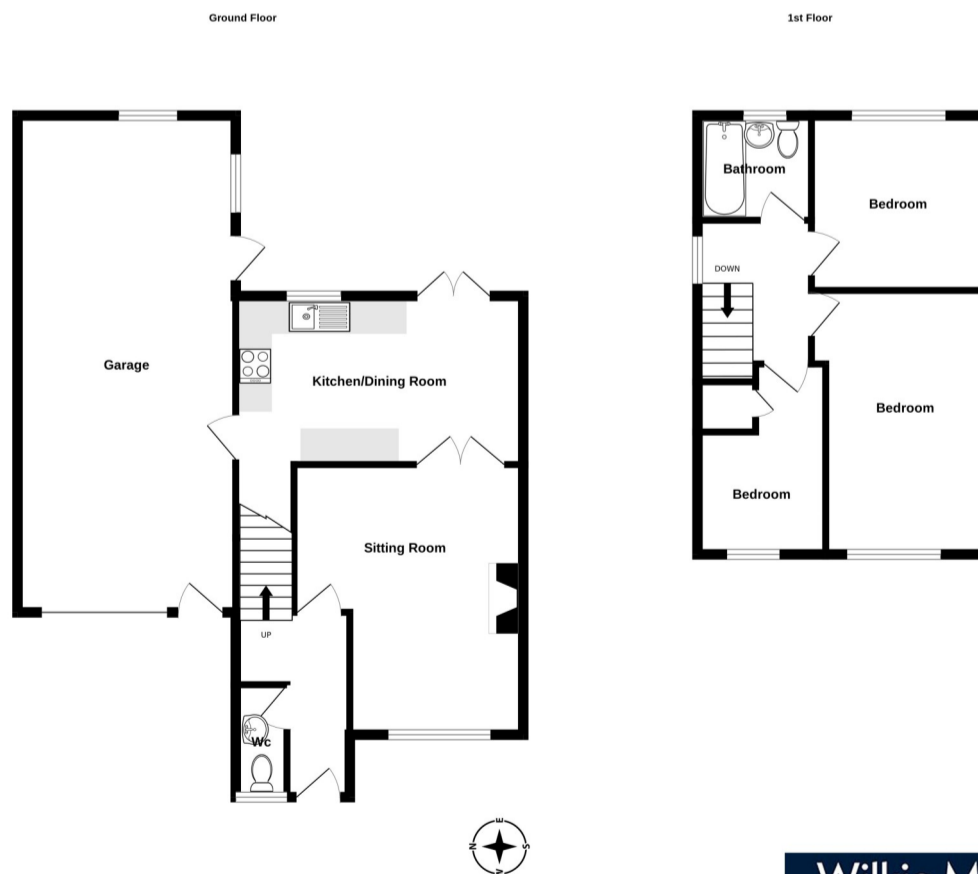


**15 Grafton Close**  
 Taunton, TA2 8SE  
 £267,500 Freehold

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<b>3</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**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.  
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& Tuckwood**

**GROUND FLOOR:** ENTRANCE HALL, SITTING ROOM: 12'9" x 15'2" (3.88m x 4.62m), KITCHEN/DINER: 16'3" x 8'9" (4.95m x 2.66m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 14'4" x 8'8" (4.36m x 2.64m), BEDROOM TWO: 10'2" x 9'9" (3.09m x 2.97m), BEDROOM THREE: 10'6" x 7'11" (3.20m x 2.41m),

**BATHROOM:** 6'3" x 5'9" (1.90m x 1.75m)

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# Description

Situated in a peaceful cul-de-sac position to the North of Taunton is this three bedroom modern semi-detached family home.

The property, which is offered to the market with vacant possession, is benefitted by uPVC double glazing and warmed via an economical mains gas fired central heating.

The property is further enhanced by a larger than average garage alongside, fully enclosed garden and driveway.

- Semi-Detached
- Three Bedrooms
- No Onward Chain
- uPVC Double Glazing
- Gas Central Heating
- Single Garage & Off-Road Parking



Internally, a front door leads into entrance hall with stairs rising to first floor. There is a door to a ground floor cloakroom (comprising of wc and wash hand basin) and a doorway into a sitting room. The sitting room offers front aspect window, radiator and electric fire. From the sitting room, glazed doors lead through to a kitchen/diner fitted with a range of modern matching wall and base units, roll edge work surfaces and tiled splashbacks, space for cooker, space for tall fridge/freezer, a double glazed window to the rear, French doors to the outside and a doorway through to the garage.

The garage, as previously mentioned, is of generous proportions with electric, power and light, space and plumbing for washing machine as well as access to the front and rear garden. To the first floor are three bedrooms and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and thermostatic shower over. Externally, the front is approached via a tarmac driveway offering off-road parking for one family vehicle in front of the garage. The rear garden is fully enclosed with two areas of patio (one adjoining the rear of the property and the second in the far left hand corner). The main garden is laid to lawn with mature shrub borders.

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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/wells.defend.silk](http://w3w.co/wells.defend.silk)

**Council Tax Band:** C

**Broadband:** Ultrafast with up to 1000Mbps download speed and 200Mbps upload speed.

**Mobile Phone Coverage:** Voice & data available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface Water—low.

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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