



**41 Laburnum Street**  
 Taunton, TA1 1LB  
 £195,000 Freehold

|            |          |          |            |
|------------|----------|----------|------------|
|            |          |          | <b>D</b>   |
| <b>3-4</b> | <b>2</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. Made with Metropix ©2023



**GROUND FLOOR:** ENTRANCE HALLWAY, SITTING ROOM: 13'6" x 11'7" (4.11m x 3.53m), DINING ROOM: 11'9" x 9'6" (3.58m x 2.89m), KITCHEN: 11'1" x 8'5" (3.37m x 2.56m),

BATHROOM: 9'8" x 5'1" (2.94m x 1.54m), WC: 3'6" x 2'6" (1.06m x 0.76m), LEAN-TO UTILITY ROOM: 17'9" x 6'4" (5.41m x 1.93m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 11'8" x 9'7" (3.55m x 2.92m), BEDROOM TWO: 11'1" x 8'4" (3.37m x 2.54m), BEDROOM THREE: 11'4" x 8'8" (3.45m x 2.64m),

BEDROOM FOUR: 8'2" x 6'1" (2.48m x 1.85m)



# Description

Offered to the market with vacant possession and no onward chain is this charming three/four bedroom Victorian terrace house just a short walk from Taunton town centre.

This property, which is in need of some modernisation, offers an excellent opportunity for those with a vision to create a fantastic family home.

The accommodation is arranged over two floors, is warmed via a mains gas fired central heating system and is uPVC double glazed. Additionally, there is a slightly larger than average rear garden with a useful pedestrian rear access.

- Victorian Home
- Close To Taunton Town Centre
- Gas Fired Central Heating
- uPVC Double Glazed
- Modernisation Required
- Enclosed Rear Garden
- Vacant Possession and No Onward Chain



The property comprises in brief; entrance hallway with stairs rising to the first floor, sitting room with bay window providing aspect to the front and exposed floorboards, a separate dining room, kitchen with a range of matching wall and base storage units, space for a gas cooker, space for a under counter fridge, a lean-to utility room with space and plumbing for a washing machine, a ground floor bathroom comprising wash hand basin and panelled bath with shower over.

The ground floor accommodation is completed with a separate cloakroom with low level WC. On the first floor there are three bedrooms, however the master bedroom is currently split in two to create a fourth bedroom. Externally, the rear garden is good size and enjoys a useful pedestrian rear access. The property is offered to the market with vacant possession and no onward chain.

WM&T



## 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/linked.large.sculpture](https://www.w3w.co/linked.large.sculpture)

**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.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T