



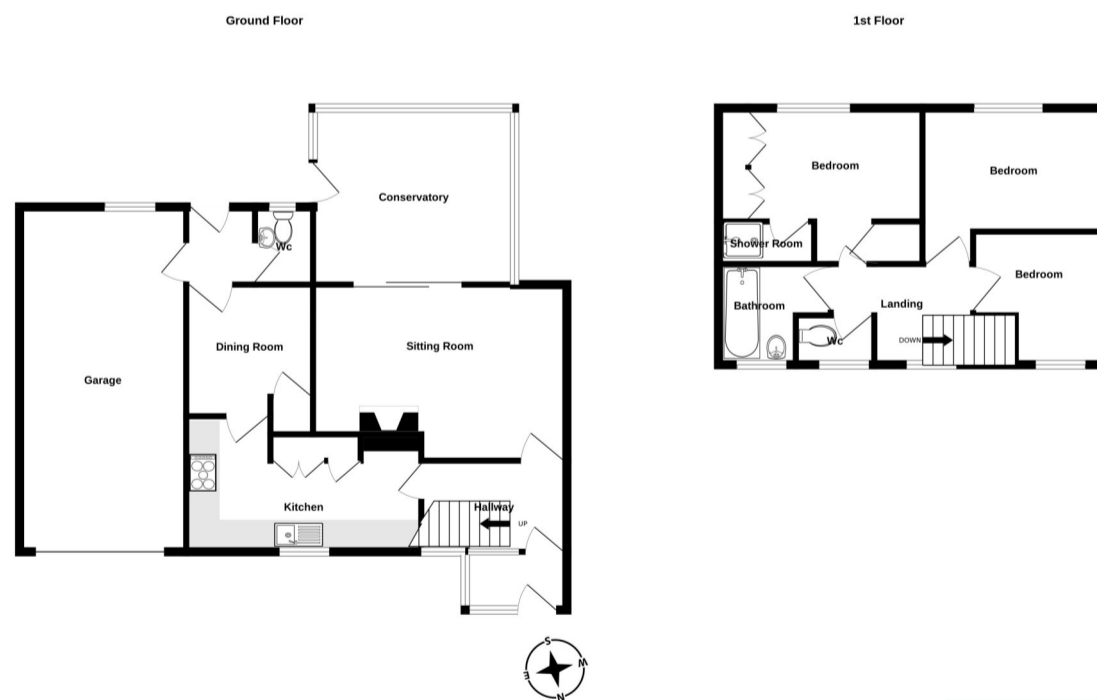
14 St Albans Place

Taunton, TA2 7BQ
£260,000 Freehold



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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GROUND FLOOR: ENTRANCE PORCH, ENTRANCE HALLWAY, SITTING ROOM: 16'5" x 11'5" (5.00m x 3.47m), CONSERVATORY: 13'8" x 11'3" (4.16m x 3.42m),

KITCHEN: 16'6" x 8'9" max measurements (5.02m x 2.66m max measurements), DINING ROOM: 8'2" x 7'4" (2.48m x 2.23m), INNER HALLWAY,

CLOAKROOM: 4'6" x 3'3" (1.37m x 0.99m)

FIRST FLOOR: LANDING, BEDROOM ONE: 11'7" x 11'4" max measurements (3.53m x 3.45m max measurements), EN-SUITE SHOWER ROOM: 6'2" x 2'5" (1.87m x 0.73m),

BEDROOM TWO: 11'7" x 8'9" (3.53m x 2.66m), BEDROOM THREE: 8'7" x 8'6" max measurements (2.61m x 2.59m max measurements), BATHROOM: 5'7" x 4'6" (1.70m x 1.37m),

WC: 5'2" x 2'6" (1.57m x 0.76m)

EXTERNAL: GARAGE: 24'8" x 10'8" (7.51m x 3.25m)

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Description

A spacious and well presented, three bedroom family home with a conservatory extension and a South facing rear garden.

The property offers spacious accommodation arranged over two floors, is uPVC double glazed throughout and warmed via a gas fired central heating system. Additionally, there is also a gated driveway and good size garage with power and lighting.

- Three Bedrooms
- End Terrace House
- Off-Road Parking
- Good Size Garage
- South Facing Rear Garden
- Conservatory
- Mains Gas Fired Central Heating
- uPVC Double Glazed



The accommodation comprises in brief; uPVC double glazed front door leading into an entrance porch and entrance hallway with stairs rising to the first floor and doors leading to the sitting room and kitchen. The sitting room has double glazed patio doors providing access into the conservatory which has a radiator and door leading out into the rear garden. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, range cooker with extractor fan above, stainless steel sink, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for an under-counter fridge or freezer plus integrated full height storage cupboards.

The dining room is found off the kitchen and provides access into the inner hallway, internal access into the garage and useful ground floor cloakroom. On the first floor there are three bedrooms, the master with an en-suite shower room, a family bathroom comprising panelled bath with shower over, a wash hand basin and a heated towel rail. There is a separate WC. Externally, the South facing garden is laid predominantly to paving and slate chippings for ease of maintenance. There and benefits from side access leading to the front. In front of the house there is a gated driveway and good size garage with power, lighting, an up-and-over door and an inspection pit.

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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/engagae.sector.chip

Council Tax Band: B

Flood Risk: Surface Water—very low. Rivers & Sea—very low. **Broadband:** Ultrafast with up to 1000Mbps download speed and 220Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data available with EE, Three, O2 & Vodafone. Outdoor—voice, data & enhanced data available with EE, Three, 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 March 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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