

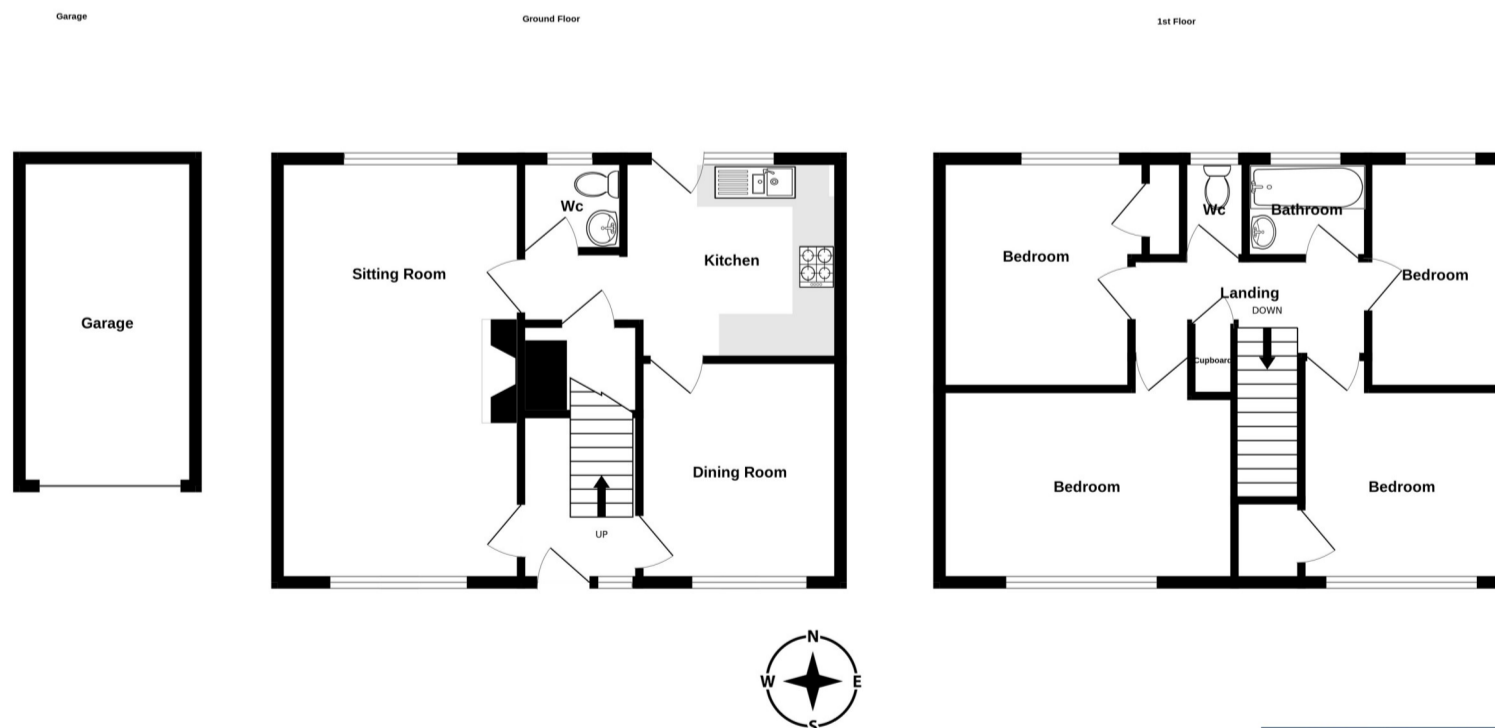


35 Warwick Road
 Taunton, TA2 7RH
 £285,000 Freehold

			
4	2	1	C EPC

**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 ©2024

**Wilkie May
& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 20'4" x 11'5" (6.19m x 3.47m), DINING ROOM: 10'7" x 9'4" (3.22m x 2.84m), KITCHEN: 10'3" x 9'3" (3.12m x 2.81m), CLOAKROOM: 4'5" x 4'4" (1.34m x 1.32m)

FIRST FLOOR: LANDING, BEDROOM ONE: 14'10" x 9'4" (4.52m x 2.84m), BEDROOM TWO: 9'5" x 9'5" (2.87m x 2.87m), BEDROOM THREE: 10'7" x 9'10" (3.22m x 2.99m), BEDROOM FOUR: 10'7" x 6'4" (3.22m x 1.93m), BATHROOM: 5'4" x 4'7" (1.62m x 1.39m), WC: 4'8" x 2'9" (1.42m x 0.83m)

WM&T

Description

Offered to the market with vacant possession and no onward chain is this spacious and well presented, four bedroom family home.

The property 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, a single garage and off-road parking.

- Four Bedrooms
- Semi-Detached House
- Vacant Possession
- No Onward Chain
- Good Size Rear Garden
- Single Garage
- Off-Road Parking
- uPVC Double Glazed
- Mains Gas Fired Central Heating



The accommodation is arranged over two floors and comprises in brief; entrance hallway with stairs rising to the first floor, living room with a gas fire and uPVC double glazed windows providing aspect to both the front and rear, cloakroom with low level wc and wash hand basin, kitchen which is fitted with a range of matching wall and base storage units with roll edge work surfaces above, space and plumbing for a washing machine, space for a cooker with extractor fan above, space for an under counter fridge. The dining room completes the ground floor accommodation.

On the first floor there are four bedrooms (two with integrated wardrobes), a family bathroom comprising panelled bath with shower over and wash hand basin, and a separate cloakroom with low level wc and obscured uPVC double glazed window with aspect to the rear. Externally the rear garden is a good size and is predominantly laid to lawn with a selection of mature flower and shrub borders. There is a timber shed and two substantial brick built storage sheds. Alongside the property there is a single garage and driveway providing off-road parking.

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/supply.bank.wasp

Council Tax Band: B

Broadband: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

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

Flood Risk: Rivers and Sea—very low. Surface water—very 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 April 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.



rightmove

Tel: 01823 332121

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

WM&T