



13 Wyndham Road
 Taunton, TA2 6DX
 £525,000 Freehold

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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 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 CS224

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GROUND FLOOR: ENTRANCE PORCH, HALLWAY, DINING ROOM: 19'2" x 10'7" (5.84m x 3.22m), KITCHEN: 19'2" x 8'11" (5.84m x 2.71m), SITTING ROOM: 15'6" x 11'9" (4.72m x 3.58m), CLOAKROOM

FIRST FLOOR: LANDING, BEDROOM ONE: 11'11" x 15'7" (3.63m x 4.74m), EN-SUITE SHOWER ROOM: 9'0" x 8'6" (2.74m x 2.59m), BEDROOM TWO: 9'0" x 14'8" (2.74m x 4.47m),

BEDROOM THREE: 8'11" x 8'10" (2.71m x 2.69m), BEDROOM FOUR: 10'6" x 6'4" (3.20m x 1.93m), BATHROOM: 11'11" x 5'5" (3.63m x 1.65m)

EXTERNAL: SINGLE GARAGE

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Description

Situated in a peaceful cul-de-sac position with fine views to the rear over school playing fields, is this well presented four bedroom 1930's style detached family home.

The property, which benefits from mains gas fired central heating and uPVC double glazing, is further enhanced by a well kept garden as well as a single garage and parking.

- Detached
- Four Bedrooms
- Two Reception Rooms
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Off-Road Parking



Internally, a front door leads into entrance porch with further door through to a wide hallway. A staircase rises to the first floor with doors to all principle rooms. The sitting room is found at the rear of the property and benefits from a gas fire as well as sliding patio doors to the garden and built-in storage on either side of the chimney breast. To the front of the property is a generous size dining room with access through to a modern fitted kitchen. The kitchen comprises of a range of matching wall and base units, roll edge work surfaces and tiled splashbacks, integrated double oven, gas hob and extractor above. There is an integrated dishwasher, space for a tall fridge/freezer and a doorway through to an inner hall with access through to the garage and ground floor cloakroom. The garage benefits from electric power and light, roller door and the wall mounted gas boiler.

To the first floor are four bedrooms (bedroom one with en-suite bathroom) and a separate family bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and separate walk-in shower. Externally, the rear garden is enclosed via a combination of fence and hedging and has views to the rear over Taunton School playing fields. A generous size area of patio adjoins the rear of the property and extends partway down to the left-hand side of the garden. The remainder of the garden is laid to well tempered lawn with mature shrub borders and a timber shed. There is also an outside tap. To the front, a driveway offers off-road parking and leads to the single garage. The front garden is laid to decorative gravel chippings with a variety of plants.

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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/rescue.latter.void

Council Tax Band: F

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

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

Flood Risk: Rivers & 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.



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