



5 Laburnum Street
 Taunton, TA1 1LA
 £240,000 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 ©2024



GROUND FLOOR: ENTRANCE PORCH, LIVING AREA: 14'2" x 13'2" (4.31m x 4.01m), DINING AREA: 12'8" x 14'2" (3.86m x 4.31m), KITCHEN: 13'9" x 9'10" (4.19m x 2.99m),

BATHROOM: 7'5" x 5'1" (2.26m x 1.54m)

FIRST FLOOR: LANDING, BEDROOM TWO: 12'11" x 8'9" (3.93m x 2.66m), BEDROOM THREE: 13'3" x 13'4" (4.03m x 4.06m)

SECOND FLOOR: BEDROOM ONE: 14'2" x 11'4" (4.31m x 3.45m)



Description

This three bedroom Victorian terrace home is situated within easy reach of Taunton town centre and offers spacious accommodation arranged over three floors.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a fully enclosed garden and shed.

- Victorian Terrace
- Three Bedrooms
- Enclosed Rear Garden
- Close To Taunton Town Centre
- Gas Central Heating
- uPVC Double Glazing



Internally, a front door leads into an entrance porch with further doorway through to a generous size sitting/dining room with bay window to front and staircase rising to the first floor. A doorway leads through to a fitted kitchen which is fitted with a matching range of wall and base units, work surfaces and tiled splashbacks. There is an integrated oven and electric hob, space and plumbing for a washing machine and tall fridge/freezer along with a double glazed door to the rear and access through to a ground floor family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over.

From the sitting room, a staircase rises to a first floor landing with access to two bedrooms and a further staircase leading up to a further bedroom with built-in wardrobe. Externally, as previously mentioned, the rear garden is enclosed and laid predominantly to lawn with a pathway running from front to rear.

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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/orders.stared.rest

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, voice likely with O2 & Vodafone. Outdoor—voice & data likely 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 May 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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