



## 38 Fremantle Road

Taunton, TA1 3BS

£275,000 Freehold



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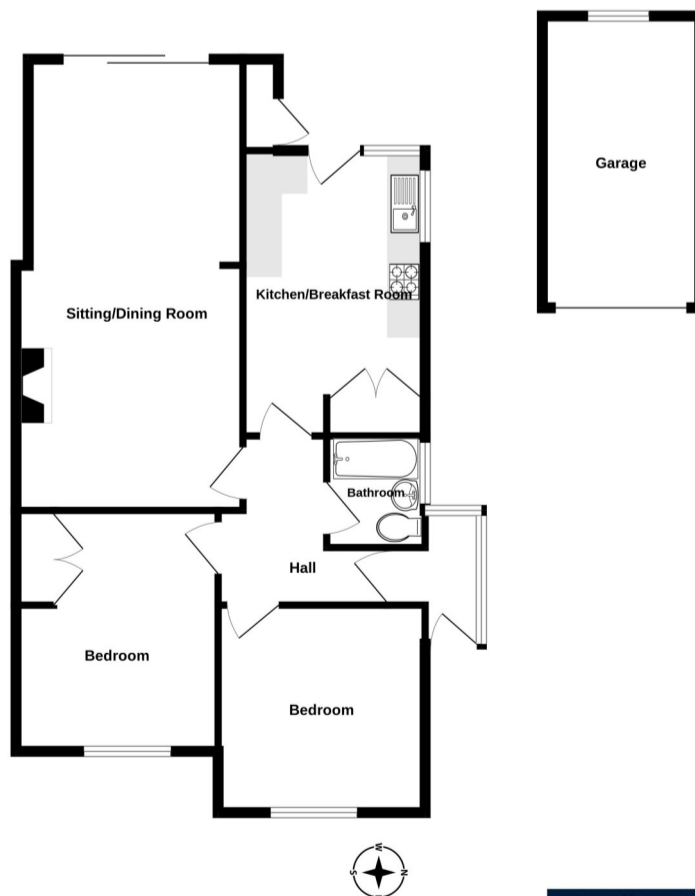
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EPC

Wilkie May  
& Tuckwood

## Floor Plan

Ground Floor  
89.9 sq.m. (968 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (968 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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: 27'7" x 12'3" max (8.40m x 3.73m max), KITCHEN: 15'4" x 9'8" max (4.67m x 2.94m max),

BEDROOM ONE: 11'3" x 11'3" (3.42m x 3.42m), BEDROOM TWO: 12'9" x 10'8" (3.88m x 3.25m), BATHROOM: 6'1" x 5'4" (1.85m x 1.62m)

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# Description

Offered to the market with vacant possession and no onward chain is this two bedroom, semi-detached bungalow in need of modernisation throughout.

Situated in a secluded cul-de-sac position on a popular residential street. With good size garden to the rear, single garage and off-road parking.

- Two Bedrooms
- Semi-Detached Bungalow
- Modernisation Required Throughout
- No Onward Chain
- Single Garage
- Driveway
- Enclosed Rear Garden
- Situated On A Popular Residential Road



The accommodation is warmed via a gas fired central heating system and is double glazed throughout. The property comprises in brief; entrance porch, entrance hallway, good size sitting room with gas fire/back boiler and patio doors providing access into the rear garden. The kitchen is fitted with a range of wall and base storage units, roll edge work surfaces, stainless steel sink, space and plumbing for a washing machine, space for an electric oven. There are two double bedrooms, one of which is fitted with an integrated wardrobe.

The accommodation is completed with a bathroom comprising low level wc, wash hand basin and panelled bath with shower over. Externally, from the patio area there are steps leading down into a garden which is predominantly laid to lawn with a selection of shrub borders. There is a timber summer house, single garage and gated driveway providing off-road parking.

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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/direct.purple.sage](https://w3w.co/direct.purple.sage)

**Council Tax Band:** D

**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 likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Surface Water—very low. Rivers & Sea—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 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:

<sup>8</sup> 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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