



The Loft, 48 Weirfield Green

Taunton, TA1 1AZ

£220,000 Freehold



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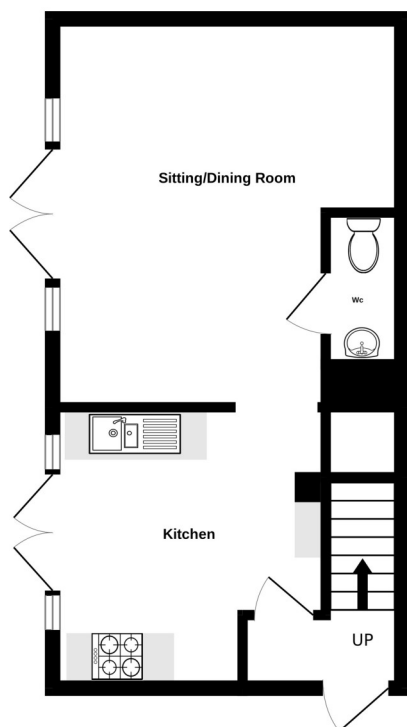
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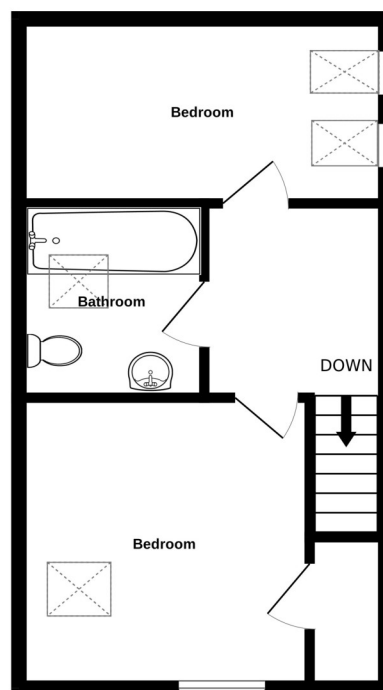
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Floor Plan

Ground Floor



1st Floor



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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Wilkie May
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GROUND FLOOR: ENTRANCE HALLWAY, KITCHEN: 10'8" x 10'4" (3.25m x 3.14m), CLOAKROOM, SITTING ROOM: 16'1" x 13'11" max (4.90m x 4.23m max)

FIRST FLOOR: LANDING, BEDROOM ONE: 13'11" x 8'8" (4.25m x 2.65m), BEDROOM TWO: 11'1" x 10'3" (3.37m x 3.13m), BATHROOM

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Description

Offered to the market with vacant possession and no onward chain is this two bedroom, detached home.

The property is situated just a short walk from Taunton town centre, close to the popular French Weir Park and near to reputable schools.

There is one allocated parking space and a private and enclosed rear garden.

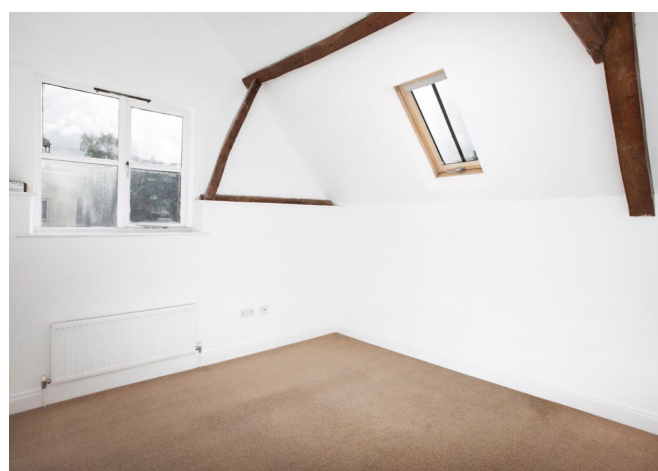
- Two Bedrooms
- Detached
- Enclosed Garden
- Mains Gas Fired Central Heating
- Double Glazed
- No Onward Chain
- Popular Residential Location



The accommodation is arranged over two floors and comprises in brief; entrance hallway with stairs rising to the first floor, kitchen with a selection of matching wall and base storage units, roll edge work surfaces with tiled splashbacks, space and plumbing for a washing machine, space for a fridge/freezer, integrated electric double oven with four ring hob and extractor fan above and a door providing access into the rear garden. The sitting room is a good size with spotlighting and a door leading out to the rear garden.

Off the sitting room there is a ground floor cloakroom with low level wc and wash hand basin. On the first floor there are two double bedrooms with vaulted ceilings. The bathroom also has a vaulted ceiling and comprises low level wc, wash hand basin and panelled bath with shower over. Externally, there is a low maintenance garden which is laid to paving. There is also a useful timber shed.

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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/thanks.pops.hobby

Council Tax Band: C

Broadband: Ultrafast with up to 1,000 Mbps download speed and 220 Mbps upload speed.

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

Flood Risk: Rivers & Sea—low. Surface water—low.

Agents Note: Whilst the property itself is not listed; it does fall within the grounds of a Grade II listed title.

Agents Note: We understand there will be amendments to the title for this property. The parking space will be leasehold with a brand new 999 year lease.

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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