

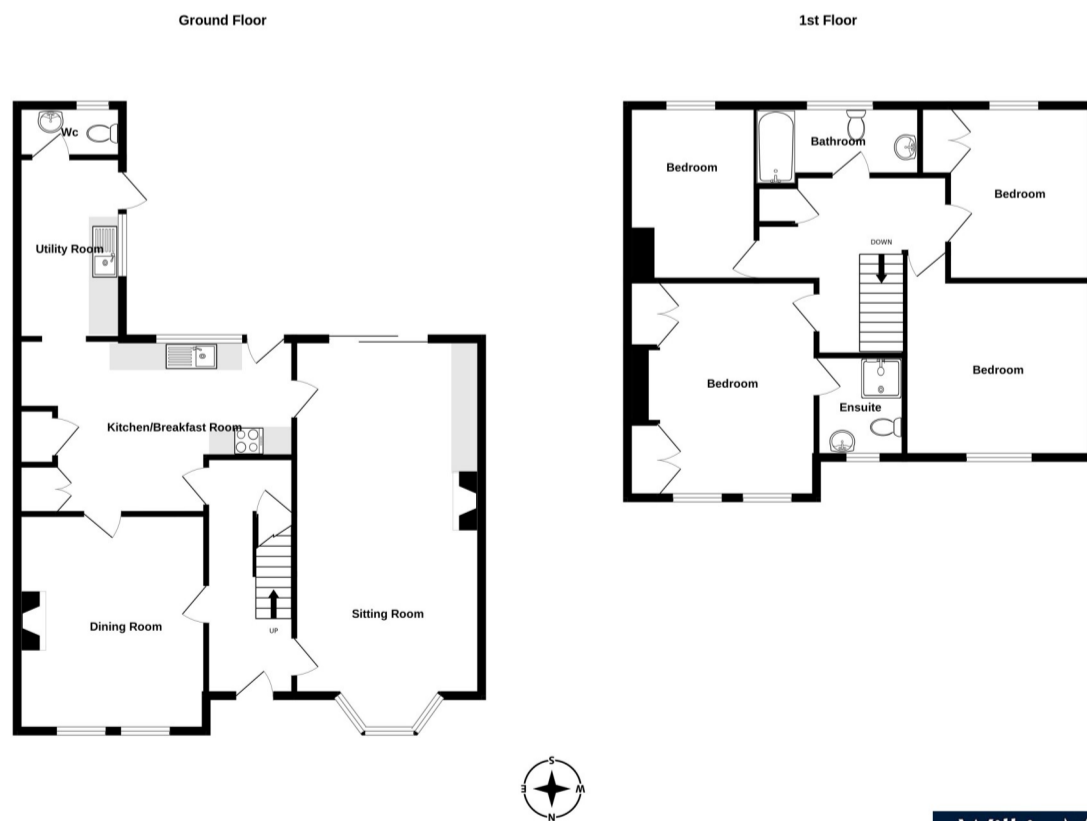


5 Woodstock Road
 Taunton, TA1 1EJ
 £415,000 Freehold

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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 ©2023



GROUND FLOOR: SITTING ROOM: 27'7" x 12'6" (8.40m x 3.81m), DINING ROOM: 12'8" x 14'7" (3.86m x 4.44m),

KITCHEN: 18'8" x 11'11" narrowing to 7'10" (5.68m x 3.63m narrowing to 2.38m), UTILITY ROOM: 12'1" x 6'11" (3.68m x 2.10m)

FIRST FLOOR: BEDROOM ONE: 14'8" x 11'1" (4.47m x 3.37m), EN-SUITE SHOWER ROOM: 5'10" x 6'9" (1.77m x 2.05m), BEDROOM TWO: 12'7" x 11'6" (3.83m x 3.50m),

BEDROOM THREE: 9'1" x 12'0" (2.76m x 3.65m), BEDROOM FOUR: 12'4" x 8'7" (3.75m x 2.61m), BATHROOM: 4'8" x 10'11" (1.42m x 3.32m)



Description

Situated in a cul-de-sac position just off Staplegrove Road and within walking distance of Taunton town centre, is this handsome double-fronted older style semi-detached home.

The property, which is offered to the market with vacant possession, would benefit from full modernisation however offering great scope to create a superbly located family home.

- Cul-De-Sac Position
- Semi-Detached
- Four Bedrooms
- Full Modernisation Required
- Double Glazing
- Gas Central Heating
- Close To Town Centre



Internally, the property offers spacious accommodation arranged over two floors benefitted by double glazing and gas central heating. Internally, a front door leads into entrance hall. There is a large sitting room with dual aspect, creating a light and airy space with sliding patio doors leading to the garden. There is a separate dining room that leads through to the kitchen. The kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks with space for cooker and space for a breakfast table. There is access to the outside and to a separate utility room, which also offers access to the outside, houses a wall mounted Worcester gas boiler and offers access through to a ground floor cloakroom.

To the first floor are four good size bedrooms (bedroom one with en-suite facilities comprising of wc, wash hand basin, walk-in shower with shower over) and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and electric MIRA shower over. Externally, the rear garden is enclosed and has a variety of trees and shrubs and is laid predominantly to paving slabs.

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/pines.closed.grin

Council Tax Band: E

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

Mobile Phone Coverage: Indoor—voice likely available with O2 & Vodafone with limited data; limited voice & data available with EE & Three. Outdoor—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 August 2023. 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.