



117 Stoke Road

Taunton, TA1 3EL

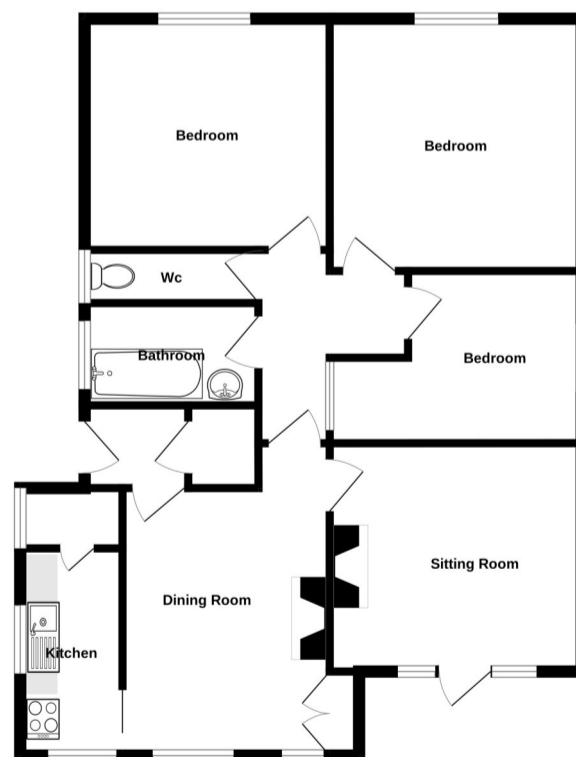
£299,950 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground 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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& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, DINING ROOM: 14'9" x 9'9" (4.49m x 2.97m), KITCHEN: 9'7" x 5'2" (2.92m x 1.57m), SITTING ROOM: 12'2" x 10'9" (3.70m x 3.27m),

INNER HALLWAY, BEDROOM ONE: 12'1" x 11'9" (3.68m x 3.58m), BEDROOM TWO: 11'7" x 11'1" (3.53m x 3.37m), BEDROOM THREE: 12'1" x 8'2" max (3.68m x 2.48m max),

BATHROOM: 8'3" x 4'5" (2.51m x 1.34m), WC: 8'3" x 2'5" (2.51m x 0.73m)

EXTERNAL: SHED/WORKSHOP: 16'9" x 7'9" (5.10m x 2.36m)

WM&T

Description

Offered to the market with vacant possession and no onward chain, is this spacious three bedroom detached bungalow which is need of modernisation throughout.

The property, which is situated on the outskirts of Taunton, occupies a generous size plot with lots of off-road parking to the front and a large rear garden.

- Three Bedrooms
- Detached Bungalow
- Modernisation Required
- Large Rear Garden
- Ample Off-Road Parking
- Double Glazed
- Gas Fired Central Heating



The accommodation comprises in brief; entrance with good size storage cupboard and door leading into the dining room. The dining room has a gas fire and window overlooking the front, whilst the kitchen offers a selection of base level storage units with work surfaces above, a stainless-steel sink, space and plumbing for a washing machine, space for an electric cooker and a walk-in pantry with lots of storage space. The sitting room has a gas fire and double glazed door providing access to the front.

There are three bedrooms, two are double rooms. The family bathroom comprises panelled bath with electric shower over and a wash hand basin. There is a separate cloakroom with low level wc. Externally, the rear garden is a good size and predominantly laid to lawn. There is a timber summer house and a good size shed/workshop with power and lighting. To the front of the property there is a large driveway providing off road parking for several vehicles. The property is offered to the market with vacant possession and no onward chain.



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/research.spruced.blessing

Council Tax Band: E

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

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



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