



9 Manor Drive

Taunton, TA1 4RP

£435,000 Freehold



Wilkie May
& Tuckwood

Floor Plan

Manor Drive, Taunton, TA1



GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 15'8" x 11'8" (4.77m x 3.55m), KITCHEN/DINING ROOM: 24'2" x 10'8" (7.36m x 3.25m),

BEDROOM ONE: 12'6" x 11'9" (3.81m x 3.58m), EN-SUITE SHOWER ROOM: 11'8" x 2'9" (3.55m x 0.83m), BEDROOM TWO: 11'8" x 10'4" (3.55m x 3.14m),

BEDROOM THREE: 11'9" x 10'8" (3.58m x 3.25m), UTILITY/LAUNDRY ROOM: 5'11" x 3'9" (1.80m x 1.14m), CLOAKROOM: 5'1" x 2'7" (1.54m x 0.78m)

WM&T

Description

Situated within the popular Parkfield area of Taunton, is this beautifully presented, three bedroom detached bungalow which has been the subject of considerable refurbishment over the last year.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout. Externally, there is off-road parking for two cars, a single garage and a good size garden to the side and rear.

Found within easy walking distance of Taunton town centre, close to reputable primary and secondary schools plus near to Musgrove Park Hospital. Internal inspection is essential to fully appreciate this fantastic family home.

- Three Bedrooms
- Detached Bungalow
- Popular Residential Location
- Good Size Garden
- Mains Gas Central Heating
- uPVC Double Glazed
- Single Garage and Off-Road Parking



Internally, the accommodation comprises; composite front door leading into entrance hallway with doors to all principle rooms and a hatch providing access into the loft. The sitting room has an electric fire and uPVC double glazed bay window providing aspect to the front. The large kitchen/dining room has been recently refitted and offers a selection of matching wall and base storage units with quartz work surfaces above, space for an American style fridge/freezer, integrated dishwasher, integrated double oven, integrated four ring hob with extractor fan above, door providing access into the rear garden and a double glazed window providing aspect to the front. There are three good size bedrooms, an en-suite shower room off bedroom one comprising low level wc, wash hand basin and shower cubicle.

The main family shower room comprises low level wc, wash hand basin, bidet and shower cubicle. The accommodation is completed with a useful utility/laundry room with space and plumbing for a washing machine, plus a separate cloakroom with low level wc and sink. Externally, there is a good size garden to the side and rear of the property. The side garden is predominantly laid to low maintenance patio. The rear garden is laid to lawn with a selection of flower and shrub borders plus a summer house, outside tap and outside light. Alongside the property there is a single garage with power and lighting. To the front of the property is a driveway providing off-road parking for two cars.



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/rotate.strict.orchestra

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 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 July 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.



Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

