



**17 Wesley Close**  
 Taunton, TA1 4YA  
 £210,000 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

### Wesley Close, Taunton, TA1

Approximate Area = 590 sq ft / 54.8 sq m  
 For identification only - Not to scale



 Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1154956

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## Description

A two bedroom modern mid terrace home offered in good decorative order throughout and situated in a cul-de-sac position within the sought after residential location of Comeytrowe.

The property, which is further enhanced by its own private single garage and parking located almost adjacent to the property, is further benefitted by uPVC double glazing and mains gas fired central heating.

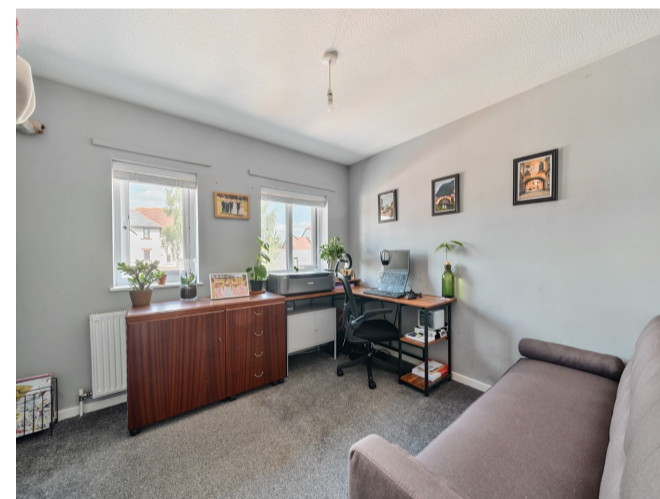
- Terrace
- Two Bedrooms
- Sought After Residential Location
- Single Garage
- Off-Road Parking
- uPVC Double Glazing
- Gas Central Heating



Internally, to the ground floor is a generous size sitting room with rear aspect window and a staircase rising to the first floor. The kitchen is located at the front of the property and has been completely refitted within the last few years with a range of matching wall and base units, roll edge work surfaces, integrated stainless steel oven, electric hob, space and plumbing for washing machine and tall fridge/freezer and window to front.

To the first floor are two bedrooms and a shower room comprising of wc, wash hand basin and vanity unit, walk-in double shower with glass screen and drencher shower head. Externally, to the front of the property is an enclosed garden and, as previously mentioned, there is a single garage with parking in front in a separate block opposite.

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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/headed.lifted.cubes](http://w3w.co/headed.lifted.cubes)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Voice & data likely available with O2 & Vodafone.

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



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