



241 Staplegrove Road

Taunton, TA2 6AG

£425,000 Freehold



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EPC

Wilkie May
& Tuckwood

Floor Plan

Staplegrove Road, Taunton, TA2

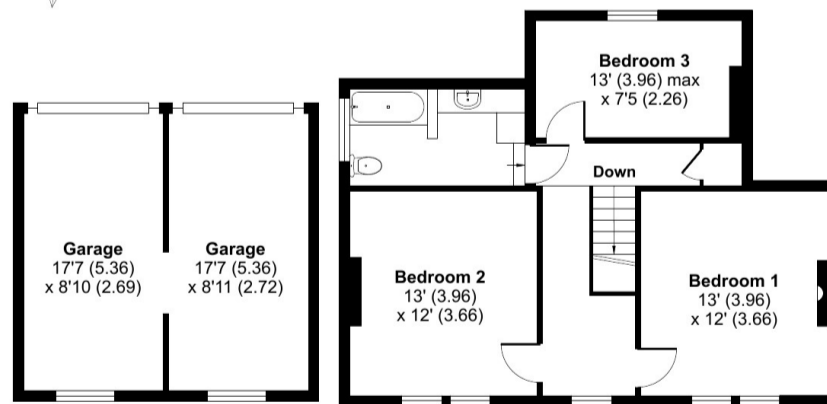
Approximate Area = 1452 sq ft / 134.8 sq m

Garage = 317 sq ft / 29.4 sq m

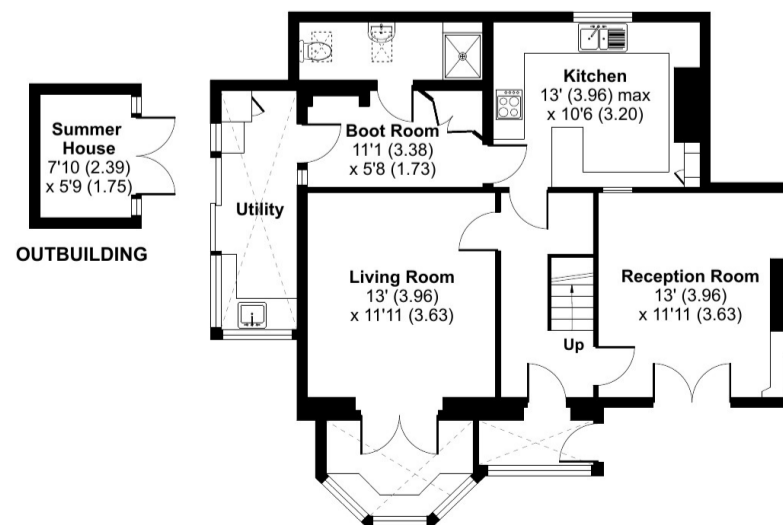
Outbuilding = 45 sq ft / 4.1 sq m

Total = 1814 sq ft / 168.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1156686

Description

Offered to the market with vacant possession and no onward chain is this spacious, three bedroom detached family home located in a tucked away position, just off Staplegrave Road.

The property is set on a generous size plot with a double garage and car port, and subject to the necessary planning permissions, could create a potential building plot.

The accommodation is arranged over two floors, is warmed via a mains gas fired central heating system and is double glazed throughout.

- Three Bedrooms
- Detached House
- Large Garden
- Building Plot Potential (Subject To Planning)
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Double Garage
- No Onward Chain



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor, dining room with double glazed window providing aspect to the front and a serving hatch through to the kitchen, living room with a large bay seating area, kitchen offering a selection of wall mounted and base storage units, solid work surfaces, integrated double electric oven with four ring electric hob and extractor fan above, integrated fridge and tile flooring. A large inner hallway leads into useful ground floor shower room with low level wc, wash hand basin and shower cubicle. The ground floor accommodation is completed with a lean-to utility room with further work surface and cupboard space plus space and plumbing for a washing machine.

On the first floor there are three generous size bedrooms and a family bathroom comprising low level wc, wash hand basin and panelled bath. Externally, the garden is split into two areas divided by the double garage and car port. The garden nearest the house is well stocked with a selection of flower and shrub borders, lawn, an area of decking and a timber summerhouse. Further down the private driveway is a second area of garden which has a selection of trees and shrubs and is predominantly laid to paving and gravel chippings.

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/push.dance.rounds

Council Tax Band: D

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

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

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

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 and have been taken by Nichecom. 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.