

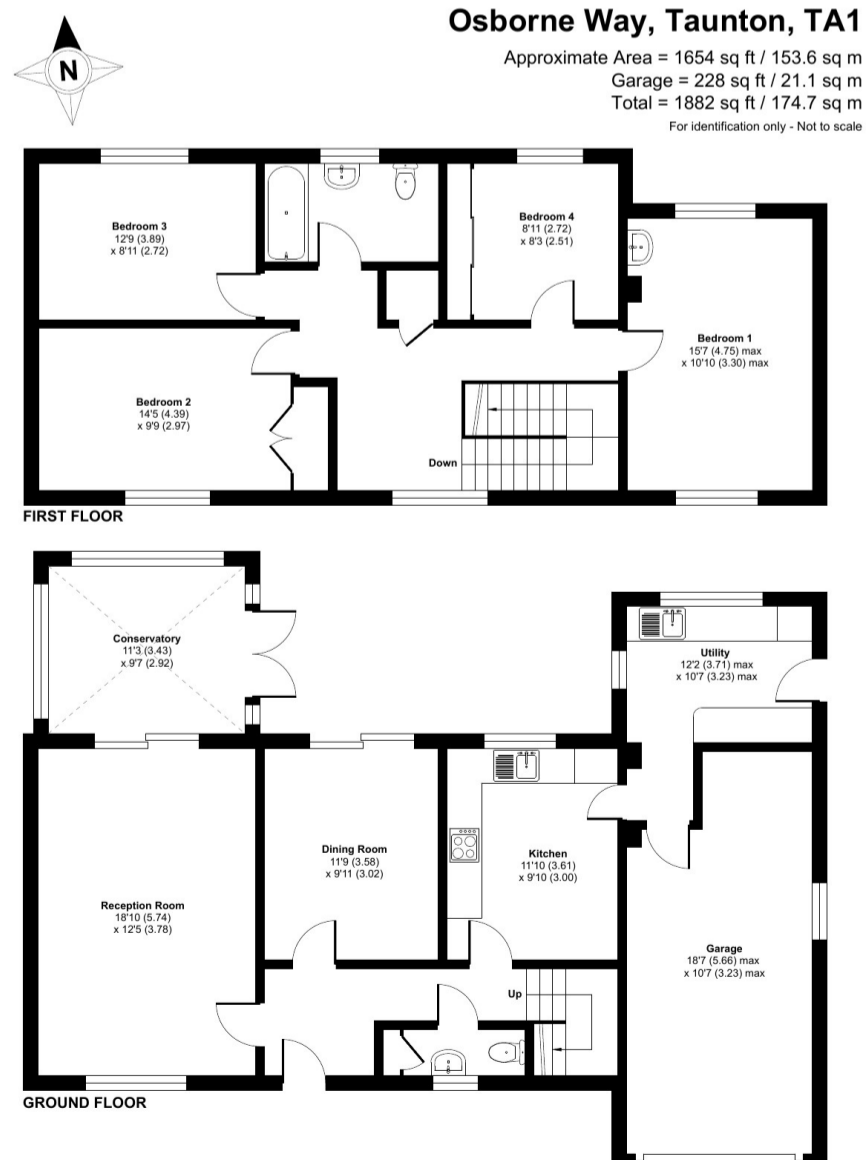


10 Osborne Way
 Taunton, TA1 4PU
 £550,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1157999

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Description

A spacious four bedroom 1970s style detached family home occupying a large corner plot within a cul-de-sac position just off Trull Road.

The property is warmed via a gas fired central heating system and is double glazed throughout with the additional benefit of a double glazed conservatory to the rear.

The property is further enhanced by a single garage and pavior driveway offering off-road parking for two family vehicles.

- Detached
- Four Bedrooms
- Conservatory
- Gas Fired Central Heating
- Double Glazing
- Single Garage
- Off-Road Parking



Internally, a front door leads into wide entrance hall with access through to two ground floor reception rooms. A generous size living room offers dual aspect front and rear windows as well as access through to the double glazed conservatory. From the hall, access can be gained to a separate dining room along with a kitchen that is fitted with a range of wall and base units, roll edge work surfaces, integrated oven, gas hob, space for a dishwasher and access through to a utility room with dual aspect windows, space and plumbing for a washing machine as well as access to the garage and outside.

A useful cloakroom completes the ground floor. From the hallway, a staircase rises to a light and airy galleried landing giving access to all principle bedrooms and the family bathroom. Externally, the property is set in generous size mature gardens and laid principally to lawn with mature trees, shrubs and borders. There is a seating area adjoining the rear of the property. The front is approached via a brick pavior sloping driveway that in turn leads to a single integral garage.

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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/trunk.feel.visit

Council Tax Band: F

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

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



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