



38 Cleveland Street

Taunton, TA1 1XD

£320,000 Freehold

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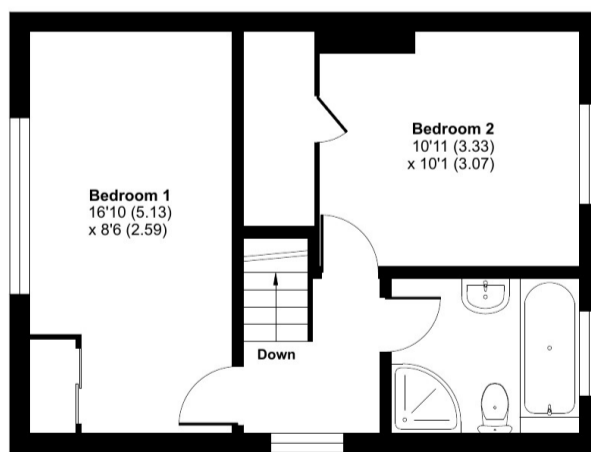
**Wilkie May
& Tuckwood**

Floor Plan

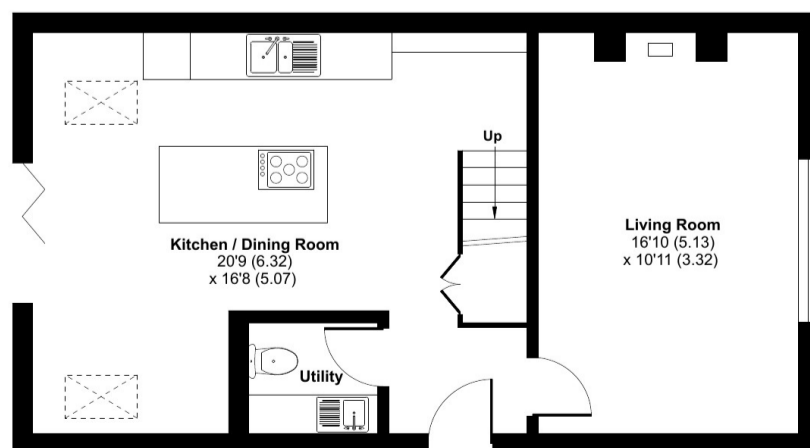
Cleveland Street, Taunton, TA1

Approximate Area = 929 sq ft / 86.3 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 (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1167066



Description

Situated in the sought after residential location of French Weir and within close proximity of French Weir park, is this beautifully presented, upgraded and extended older style end of terrace home.

The property, which has seen many improvements during the current vendor's occupation including a single storey extension to the rear to create a beautiful large kitchen/dining room, as well as a refitted bathroom and complete redecoration throughout.

- End Of Terrace
- Two Bedrooms
- Sought After Residential Location
- Off-Road Parking
- Beautifully Presented Throughout



Internally, a front door leads into entrance hall with doors to all principle ground floor reception rooms and a cloakroom. The cloakroom, which doubles up as a utility space has wc, space for a washing machine and a wall mounted Vaillant gas boiler. To the front of the property, there is a generous size living room with front aspect window and wood burning stove. A kitchen/dining room is found to the rear and is a particular feature of the property. The kitchen area is fitted with an extensive range of matching wall and base units, work surfaces and tiled splashbacks along with island unit.

There is an integrated electric oven, space for dishwasher, space for American fridge/freezer, space for a dining table and bi-fold doors leading out to the garden. To the first floor and two double bedrooms (bedroom one with fitted wardrobes) and a family bathroom completes the accommodation. The bathroom has been completely refitted with a white suite comprising of wc, wash hand basin, bath and separate walk-in shower. Externally, the rear garden is fully enclosed with a patio adjoining the rear of the property and is mainly laid to lawn. There is a gated rear access onto a hardstanding offering off-road parking for two family vehicles.

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/scared.timing.sugars

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 with O2.

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 August 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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Tel: 01823 332121

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

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