

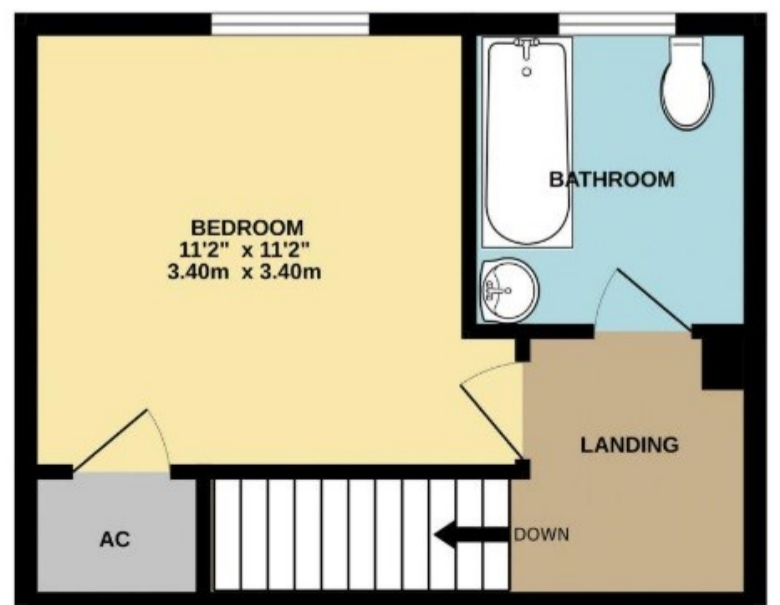


27 Mount Street
 Taunton, TA1 3QF
 £175,000 Freehold

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**Wilkie May
 & Tuckwood**

Floor Plan



Description

Situated just a stones thrown from Vivary Park and easy reach of Taunton town centre, is this one bedroom mid-terrace cottage which is offered to the market with no onward chain.

The accommodation, which is arranged over two floors is warmed via a mains gas fired central heating system.

Externally, there is a small courtyard garden which is currently laid to timber decking. Internal inspection is essential to fully appreciate this fantastic home.

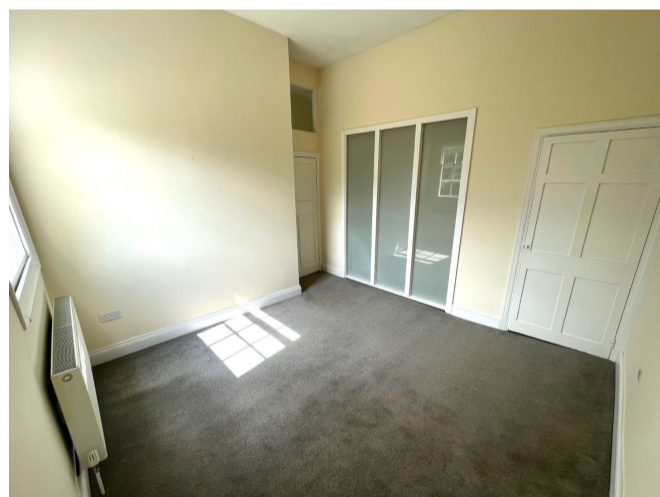
- One Double Bedroom
- Mid Terrace Cottage
- Close To Vivary Park And Taunton Town Centre
- Mains Gas Fired Central Heating System
- Ground Floor Cloakroom
- Courtyard Garden
- Vacant Possession And No Onward Chain
- Ideal First Time Buy Or Investment Property



The property comprises in brief; front door leading into entrance porch with door into the living room. The living room has windows with aspect to the front and rear, stairs leading to the first floor, an understairs storage cupboard and an electric fire with surround. The kitchen offers a selection of matching wall and base storage units with work surfaces above, stainless steel sink with hot and cold mixer tap, space for an electric oven, an integrated washing machine and space for an under counter fridge. The ground floor accommodation is completed with a useful cloakroom with low level WC and a wash hand basin.

On the first floor, the bedroom is a good size double with an integrated wardrobe/storage cupboard. The white bathroom suite comprises low level wc, wash hand basin, panelled 'P' shaped bath with a shower over and a heated towel rail. Externally, there is a small area of courtyard garden which is laid to timber decking. The property is offered to the market with vacant possession and no onward chain.

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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/dice.froze.mutual

Council Tax Band: B

Broadband Availability: Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely with EE, Three, 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 November 2022. 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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