



The Elms

Hope Corner Lane, TA2 7PB

£425,000 Freehold

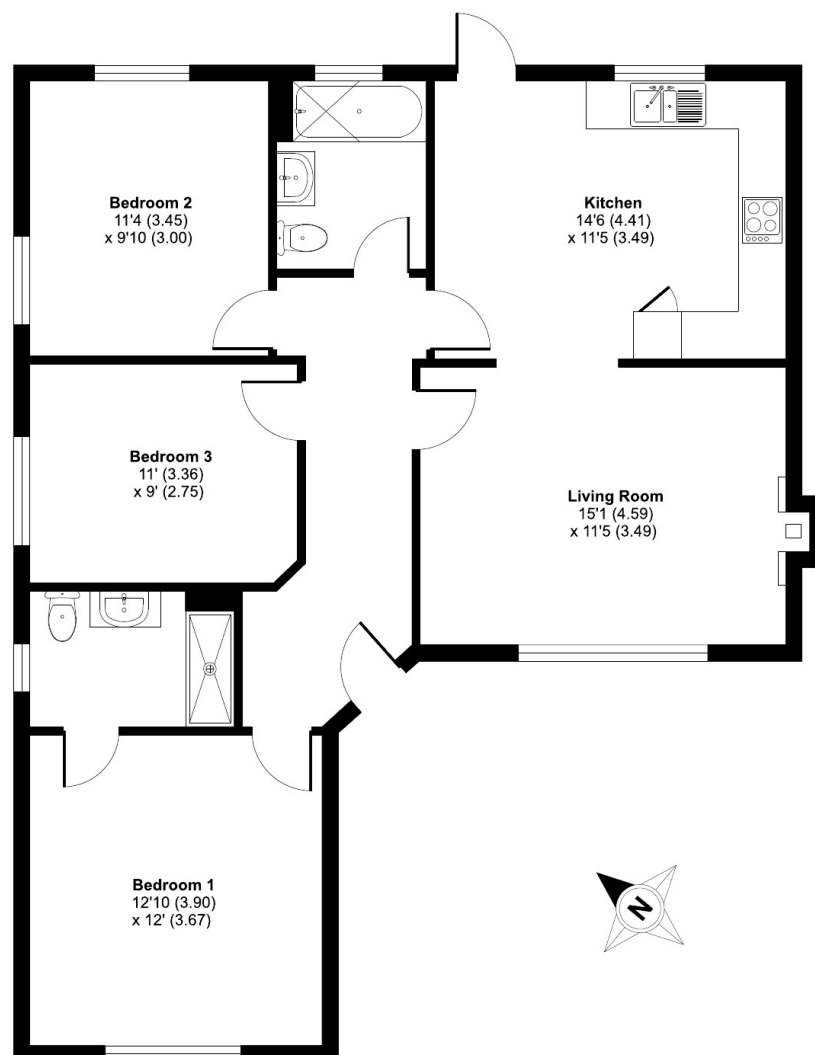


**Wilkie May
& Tuckwood**

Floor Plan

Hope Corner Lane, Taunton, TA2

Approximate Area = 930 sq ft / 86.3 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1168451

Description

Offered to the market with vacant possession and no onward chain is this three bedroom detached bungalow which has been completely renovated throughout.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally there is an enclosed rear garden which is predominantly laid to lawn and a driveway providing off-road parking for two cars to the front.

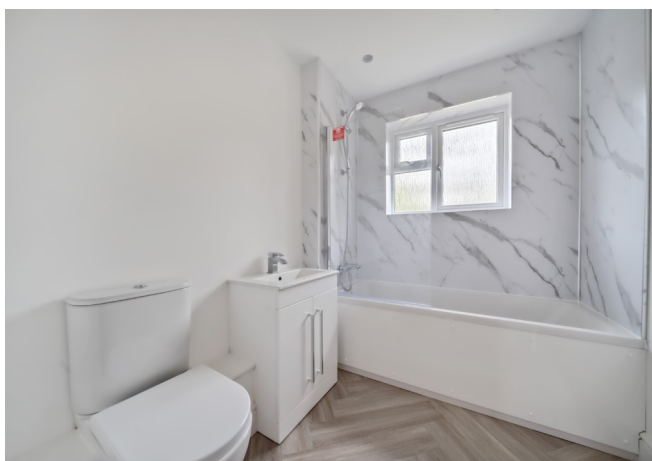
- Three Bedrooms
- Detached Bungalow
- Completely Renovated Throughout
- En-Suite Shower Room
- Mains Gas Central Heating System
- uPVC Double Glazing
- Enclosed Rear Garden
- Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; entrance hallway with doors to all principal rooms, living room with uPVC double glazed window providing aspect to the front and a brick fireplace with a solid oak mantelpiece and a wood burning stove. The kitchen is fitted with a range of matching wall and base storage units with work surfaces above, integrated slimline dishwasher, integrated fridge/freezer, integrated washing machine and an integrated electric oven with four ring hob and extractor fan above. There are three good size bedrooms, (bedroom one with a modern en-suite shower room comprising low level wc, wash hand basin and shower cubicle).

The accommodation is completed with a modern bathroom comprising panelled bath with shower over, low level wc and a wash hand basin. Externally, there is a private and enclosed rear garden which is predominantly laid to lawn. There is also outside lighting and an outside tap. To the front of the property there is a driveway laid to low maintenance gravel chippings which provides off-road parking for two cars. The property is offered to the market with vacant possession and no onward chain.

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/topic.oppose.mops](https://www.w3w.co/topic/oppose.mops)

Council Tax Band: E

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

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

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

Agents Note: The current sellers will be splitting the title at the property to retain the land approaching the property and the double garage next to the property. There is a planning application in for the erection of a two bedroom detached bungalow to be built on the land where the current garage is—
Planning Application Number: 38/24/0029

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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