



46 Leslie Avenue
 Taunton, TA2 6JW
 £400,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

Leslie Avenue, Taunton, TA2

Approximate Area = 1636 sq ft / 151.9 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1802 sq ft / 167.3 sq m
 For identification only - Not to scale



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: 1156441

Description

Situated close to Taunton train station and within easy reach of the town centre, is this spacious three bedroom Victorian home.

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

Externally, there is a private and enclosed rear garden, a single garage and a driveway providing off-road parking.

- Three Bedrooms
- Semi-Detached House
- Conservatory
- Single Garage
- Off-Road Parking
- Double Glazing Throughout
- Mains Gas Fired Central Heating
- Enclosed Rear Garden



The accommodation comprises in brief; front door leading into an entrance hallway, living room with double glazed bay window providing aspect to the front and a fireplace with surround. The family room also has a double glazed bay window, an ornate fireplace and hearth, stairs rising to the first floor and a good size understairs storage cupboard. The dining room has a gas fire, integrated storage and a double glazed window with aspect to the side. The kitchen is fitted with a selection of wall and base storage units, roll edge work surfaces, integrated eye-level double oven with four ring gas hob and extractor fan above, integrated dishwasher and space for a fridge.

Off the kitchen there is a useful ground floor cloakroom with low level wc and wash hand basin. The ground floor accommodation is completed with a uPVC double glazed conservatory with French doors providing access into the rear garden. On the first floor there is a large landing, three double bedrooms and a modern family bathroom comprising low level wc, wash hand basin, panelled bath and shower cubicle with tiled surround. Externally, the rear garden is laid predominantly to lawn with a small area of patio, a useful pedestrian side access and a garden pond.

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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/cheer.book.kind

Council Tax Band: C

Broadband Availability: Ultrafast with up to 900 Mbps download speed and 200 Mbps upload speed.

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

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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