



## 59 Kingsway

Taunton, TA1 3YD

£450,000 Freehold



**Wilkie May  
& Tuckwood**

## Floor Plan

### Kingsway, Taunton, TA1

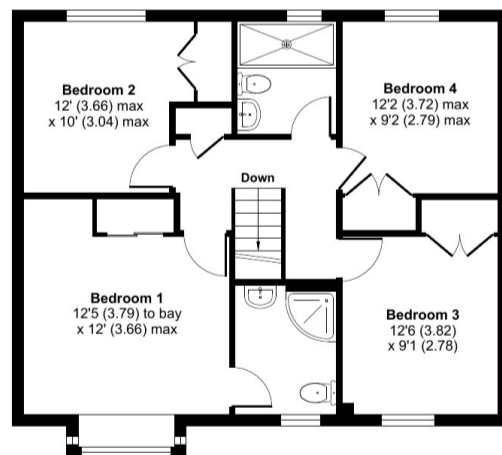
Approximate Area = 1358 sq ft / 126.2 sq m

Garage = 258 sq ft / 24 sq m

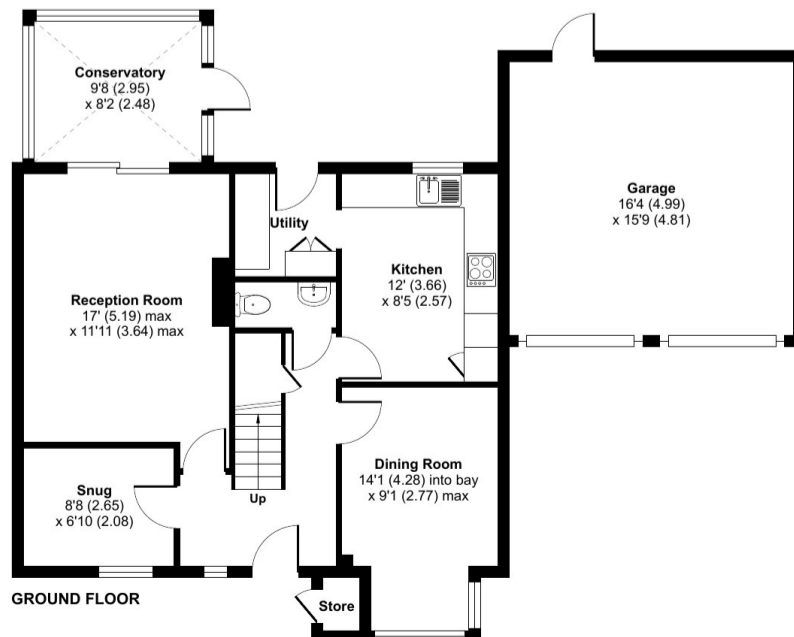
Outbuilding = 7 sq ft / 0.6 sq m

Total = 1623 sq ft / 150.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxchem 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1176992

# Description

Situated in a secluded position on this popular residential development is this four bedroom detached family home.

The property, which is in need of some modernisation is warmed via a mains gas fired central heating system and is double glazed throughout.

Externally, there is a good size, South facing rear garden. To the front of the property there is a double garage and off-road parking.

- Four Bedrooms
- Detached House
- South Facing Rear Garden
- Some Modernisation Required
- Double Garage
- Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; front door leading into entrance hallway with stairs rising to the first floor, an understairs storage cupboard and doors providing access into the cloakroom, dining room, kitchen, study and living room. The ground floor cloakroom comprises low level wc and wash hand basin. The dining room and study are found at the front of the property with uPVC double glazed windows overlooking to the front. The kitchen/breakfast room offers a selection of wall and base storage units, roll edge work surfaces, stainless steel sink with hot and cold mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer, integrated eye level electric double oven integrated four ring gas hob with extractor fan above.

Off the kitchen there is a useful utility room offering access into the garden plus space and plumbing for a washing machine and space for a tumble drier. The living room is a good size with a gas fire and surround. Patio doors lead into uPVC double glazed conservatory with access into the rear garden. On the first floor there are four bedrooms, a master en-suite shower room and a family shower room. Externally, the South facing rear garden is predominantly laid to lawn and patio and is well stocked with a variety of flower and shrub borders. Alongside the house there is a double garage with power, lighting and electric doors. In front of the garage there is a driveway providing off-road parking for two vehicles. The property is offered to the market with 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/boats.cute.hotel

**Council Tax Band:** E

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

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