



18 Patrum Close
 Taunton, TA1 5QQ
 £290,000 Freehold

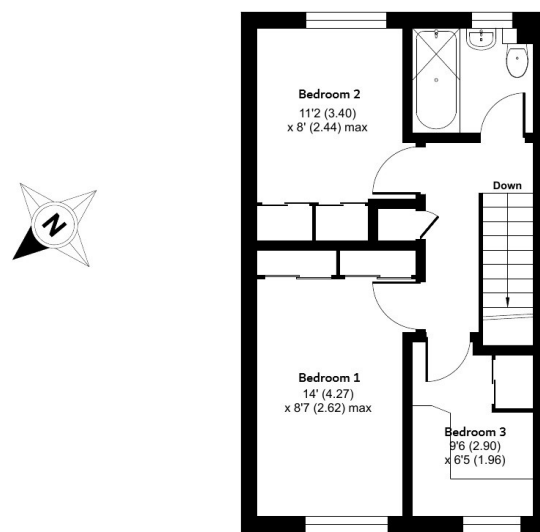
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Wilkie May & Tuckwood

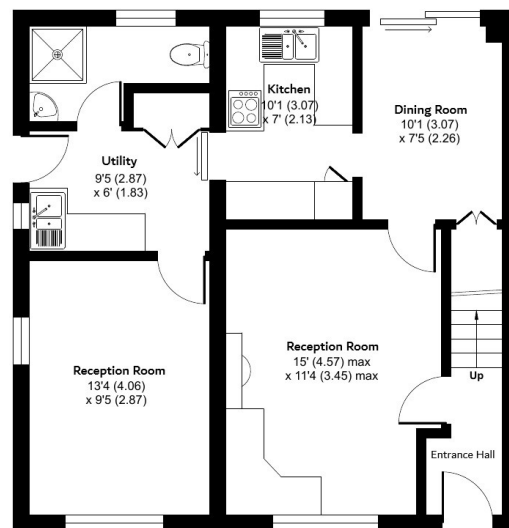
Floor Plan

Patrum Close, Taunton, TA1

Approximate Area = 1012 sq ft / 94 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 (IPMS: Residential). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1180909

Description

Occupying a cul-de-sac position within the sought after residential location to the West of Taunton, is this extended three bedroom end of terrace home.

The property, which benefits from double glazing and gas fired central heating, has been further enhanced by a large single storey extension to the side to create an additional ground floor reception room/occasional bedroom, along with a shower room and utility.

Further benefits to the property include a fully enclosed garden and single garage.

- End Of Terrace
- Three Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Single Storey Extension
- Single Garage
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance hall with stairs rising to first floor, a generous size living room and kitchen/dining room. The kitchen area comprises a range of wall and base units, roll edge work surfaces and tiled splashbacks, space for cooker, dishwasher and small fridge and a wall mounted gas boiler. From the kitchen, access can be gained to a utility with a doorway to the outside and a useful ground floor shower room comprising of wc, wash hand basin and walk-in shower.

A generous size additional ground floor reception room, which could be utilised as an occasional bedroom, study or playroom completes the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, there is an enclosed garden laid predominantly to lawn with borders and an area of patio adjoining the rear of the property. A single garage with electric up-and-over door can be found just in front of the house.

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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/parks.undulation.finest

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

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

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

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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