

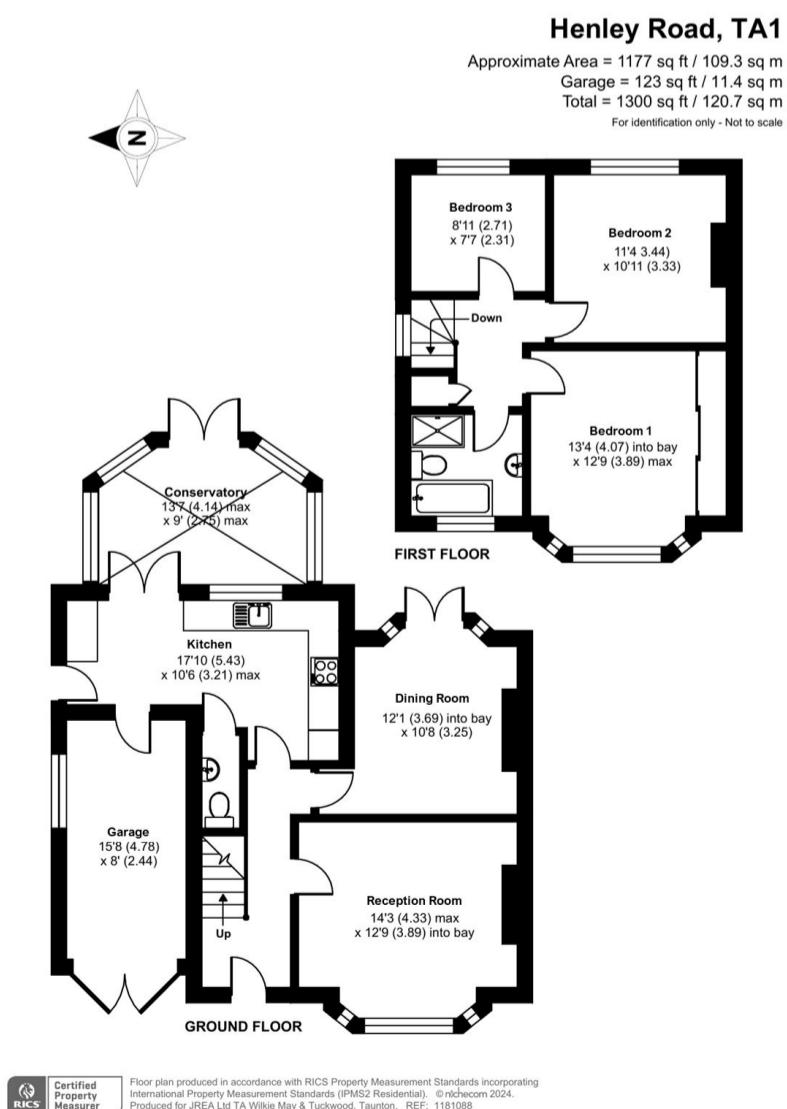


**19 Henley Road**  
 Taunton, TA1 5BW  
 £399,950 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

## Floor Plan





## Description

This three bedroom 1930s style semi-detached family home is set within the sought after residential location of Parkfield, within close proximity of Musgrove Park Hospital and renowned primary and secondary schools.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a well kept private garden, single garage with power and light, and driveway offering off-road parking for two or three family vehicles.

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Sought After Residential Location
- Gas Fired Central Heating
- uPVC Double Glazing
- Single Garage
- Off-Road Parking



Internally, the property comprises front door leading into entrance hall. There are two ground floor reception rooms and a modern kitchen that is fitted with wall and base units, roll edge work surfaces, integrated stainless steel oven, gas hob and extractor, space for washing machine, fridge, freezer and dishwasher. Accessed off the kitchen is a cloakroom comprising wc, wash hand basin that completes the ground floor accommodation. From the kitchen, a doorway leads to a single garage with a wall mounted gas boiler, power and lighting and also there is access to the double glazed conservatory with French doors to the rear.

To the first floor are three bedrooms (bedroom one with built-in wardrobes) and a family bathroom comprising of bath and separate shower completes the accommodation. Externally, a good size fully enclosed garden offers a good degree of privacy and is laid predominantly to lawn with mature trees, shrub borders, a summer house and two sheds. To the front of the property is a brick pavior driveway with off-road parking for two of three family vehicles.

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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, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/quiz.kept.rated](http://w3w.co/quiz.kept.rated)

**Council Tax Band:** D

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

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