



**468 Cheddon Road**

Taunton, TA2 7QU  
 £275,000 Freehold

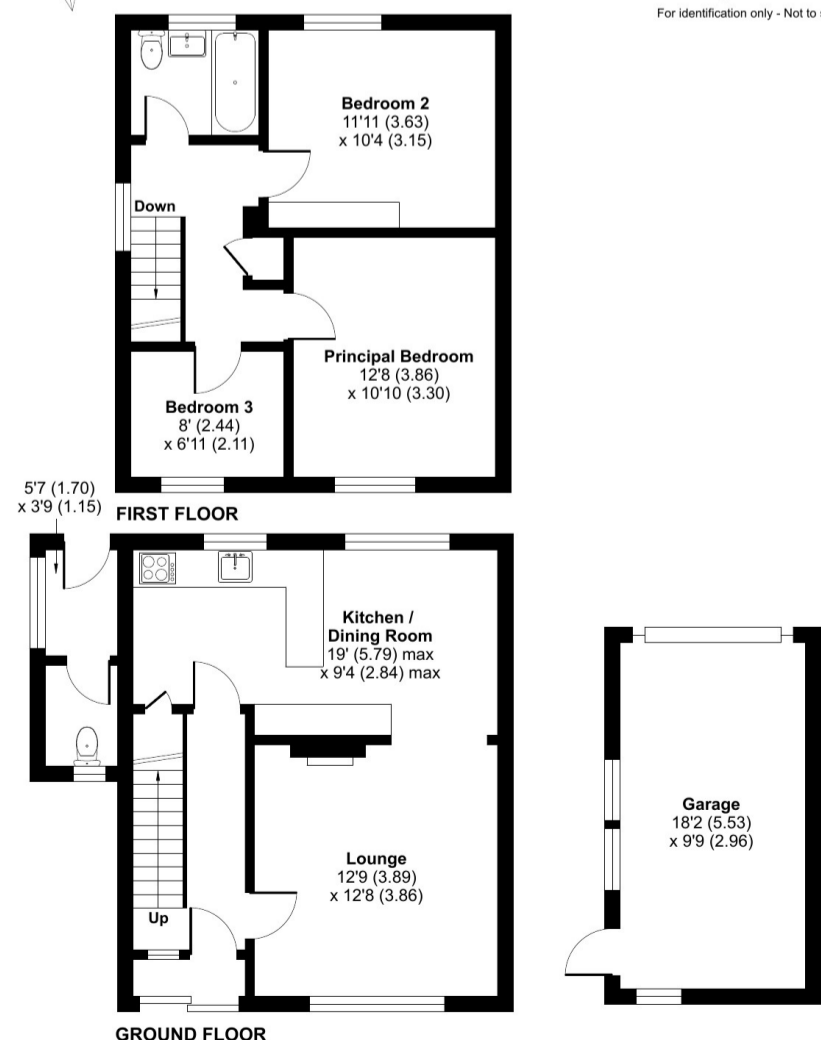
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**Wilkie May  
 & Tuckwood**

**Floor Plan**

**Cheddon Road, Taunton, TA2**

Approximate Area = 894 sq ft / 83 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Outbuilding = 43 sq ft / 4 sq m  
 Total = 1113 sq ft / 103.3 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: 1184952

# Description

We are pleased to offer to the market this spacious and well maintained, three-bedroom semi-detached family home which is situated towards the top of Cheddon Road.

Set in a semi-rural location, this property combines the tranquility of countryside living with the convenience of local amenities and schooling.

With a good size rear garden, a single garage, uPVC double glazing and mains gas fired central heating, this home is ideal for families.

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Good Size, South Facing Rear Garden
- Single Garage
- Semi-Rural Location



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with stairs rising to the first floor and doors leading into the living room and kitchen/dining room. The living room is found at the front of the property and has a large uPVC double glazed window providing an aspect to the front. At the rear of the property there is a good size kitchen/dining room which spans the entire width of the house. The kitchen is fitted with a good selection of matching wall and base storage units, integrated slimline dishwasher, integrated electric oven with four ring gas hob and extractor fan above, space and plumbing for a washing machine, sink with hot and cold mixer tap and a full height understairs storage cupboard.

Off the kitchen there is a useful rear porch which provides access into the cloakroom and the rear garden. The cloakroom comprises; low level wc, wash hand basin and a wall mounted gas boiler. On the first floor, there are three bedrooms and a family bathroom comprising 'P' shaped bath with shower over, low level wc and a wash hand basin. Externally, there is a good size, South facing rear garden which is predominantly laid to lawn and patio. There is a pedestrian side access, an outside tap, a greenhouse and a single garage with an up-and-over door. To the front of the property is a smaller area of garden which is laid to lawn.

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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/plot.bronze.item](http://w3w.co/plot.bronze.item)

**Council Tax Band:** C

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

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

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

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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