







**4 Trendle Road**  
 Taunton, TA1 4NB  
 £245,000 Freehold

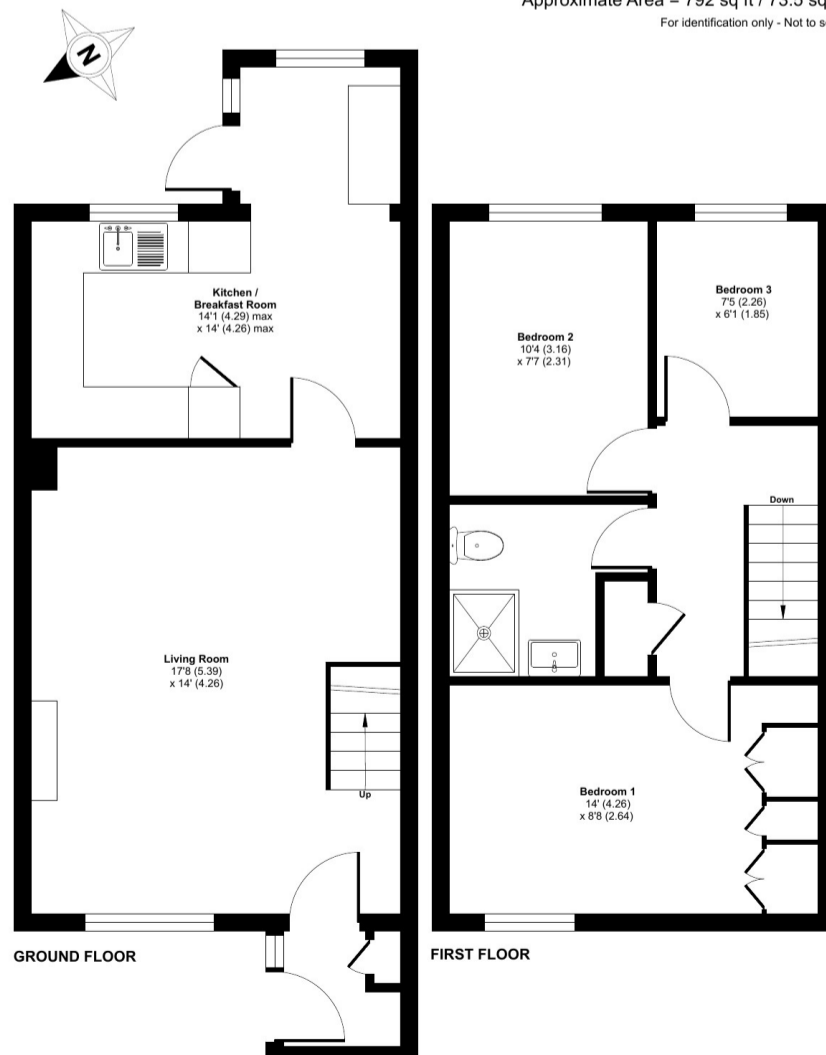
			
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**Wilkie May & Tuckwood**

## Floor Plan

### Trendle Road, Taunton, TA1

Approximate Area = 792 sq ft / 73.5 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). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1190909

# Description

Situated in a cul-de-sac position within the popular residential location on Comeytrove, is this three bedroom 1970s style mid terrace home.

The property, which is offered to the market with no onward chain, benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a small single storey extension off the kitchen.

- Terrace
- Three Bedrooms
- No Onward Chain
- Sought After Residential Location
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking For One Car



Internally, a front door leads into entrance porch with doorway through to the generous size living/dining room with a staircase rising to first floor and front aspect window. From the kitchen, a door leads through to a refitted modern kitchen comprising a matching range of wall and base units, work surfaces and tiled splashbacks with integrated oven, gas hob and space for tall fridge/freezer and washing machine. The single storey rear extension has given additional space in the kitchen and offers access to the outside.

From the living room, stairs rise to the first floor landing with doors to three bedrooms and a refitted wet room comprising of wc, wash hand basin set in a vanity unit and a shower with glass screen. Externally, the rear garden is fully enclosed and is laid predominantly to lawn with gated rear access and an outside tap. A single garage is located just behind the property with off-road parking in front for one car.

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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/props.wiser.split](http://w3w.co/props.wiser.split)

**Council Tax Band:** B

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

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