



## 2 Rocketts Cottages

Creech St Michael, TA3 5QN

£270,000 Freehold



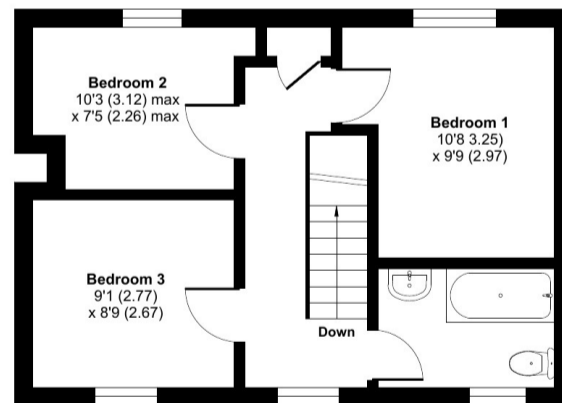
**Wilkie May  
& Tuckwood**

## Floor Plan

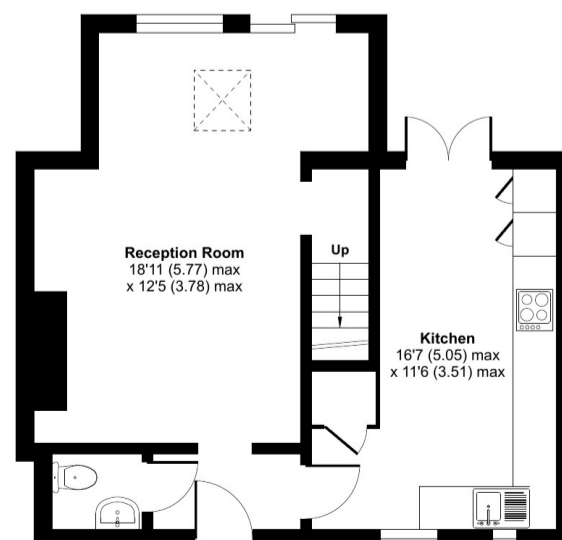
### Rocketts Cottages, Creech St. Michael, Taunton, TA3

Approximate Area = 877 sq ft / 81.4 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). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1197583

# Description

Situated close to the centre of the sought after village of Creech St Michael and in close proximity to the village primary school, is this fully refurbished three bedroom mid terrace family home.

The property, which is offered to the market with vacant possession, has recently undergone a comprehensive improvement program to include a brand new central heating system, a completely refitted kitchen and bathroom, rewiring and complete redecoration and floor coverings throughout.

- Three Bedrooms
- Mid Terrace
- Off-Road Parking
- Popular Village Location
- Gas Fired Central Heating
- Fully Refurbished
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance hall with doors to living room, kitchen and cloakroom. The kitchen has been completely refitted with a stylish range of matching wall and base units, work surfaces and splashbacks with integrated stainless steel oven, electric hob and extractor fan over. There is a built-in 70/30 fridge/freezer and an integrated dishwasher. The kitchen is a dual aspect, light and airy room with window to front and the front door to the garden. A generous size living room has been extended to the rear in order to create additional dining space and is benefitted from the addition of a velux roof window to provide extra natural light to the accommodation.

There are sliding patio doors to the outside and staircase rising to the first floor landing. From the landing, there are doors to all principle bedrooms as well as the completely refitted family bathroom. The bathroom comprises of wc, wash hand basin set in a vanity unit, bath with tiled surround and drencher shower over. Externally, to the front of the property is an area of decorative gravel chippings which is suitable for off-road parking for two family vehicles. The rear garden is fully enclosed by timber fencing and laid predominantly to lawn with an area of patio adjoining the rear of the property.

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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/helped.finger.painter](http://w3w.co/helped.finger.painter)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice & data likely with EE; limited voice & data likely with Three & O2; limited voice with 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 October 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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