



12 Northfield Road

Taunton, TA1 1XE

£310,000 Freehold

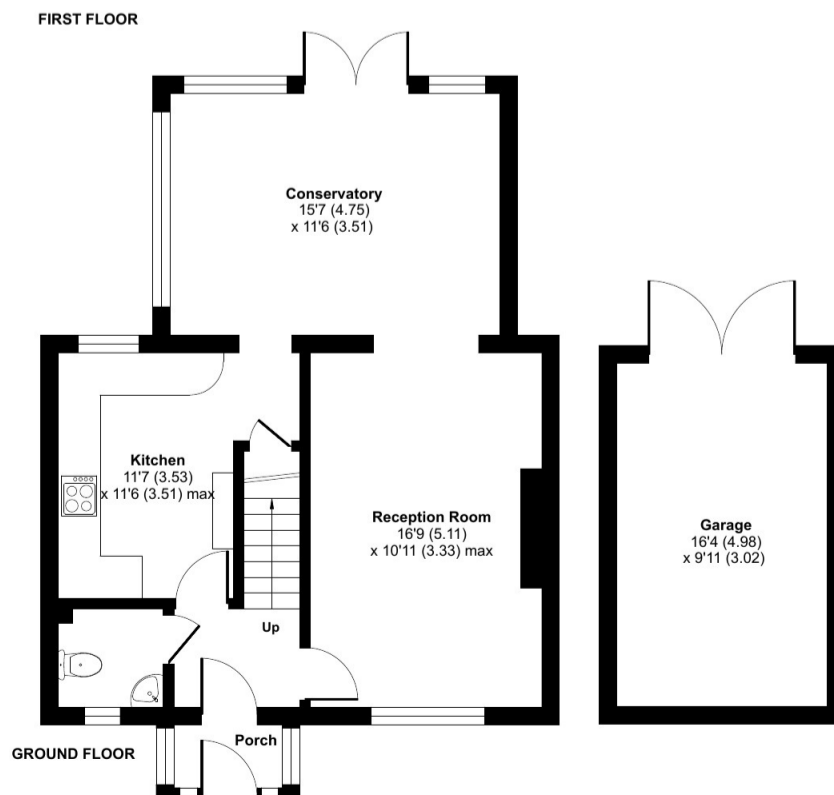
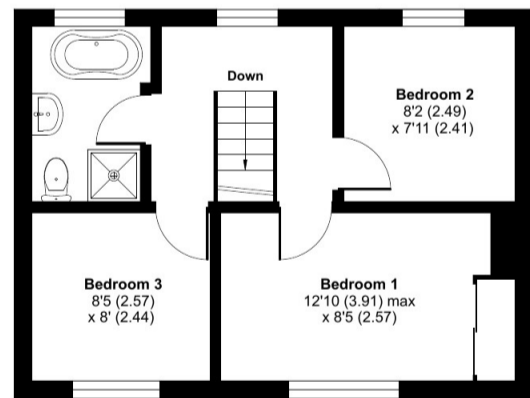
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Wilkie May & Tuckwood

Floor Plan

Northfield Road, Taunton, TA1

Approximate Area = 983 sq ft / 91.3 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1146 sq ft / 106.4 sq m
 For identification only - Not to scale



Certified Property Measurer
 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: 1204115

Description:

Situated in a popular residential area, is this well presented, three bedroom family home. The property is situated just a stone's throw from French Weir Park and is close to schools and amenities with Taunton town centre just a short walk away.

The property offers accommodation which is arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system.

Externally, there is a good size South facing rear garden, a single garage and one off-road parking space to the rear and a further two off-road parking spaces to the front.

- Three Bedrooms
- Mid Terrace House
- Off-Road Parking x3
- Garage
- South Facing Rear Garden
- Popular Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed



The accommodation comprises in brief; entrance porch leading into an entrance hallway with stairs rising to the first floor and doors providing access into the cloakroom, living room and kitchen. The useful ground floor cloakroom/utility room has a low level WC, wash hand basin and space/plumbing for a washing machine. The kitchen is fitted with a good range of matching wall and base storage units with work surfaces above, space for an electric oven with extractor fan above, space for a fridge/freezer and space/plumbing for a dishwasher. There is also a full height understairs storage cupboard and access into the conservatory.

The good size conservatory completes the accommodation and has uPVC double glazed French doors providing access into the rear garden. On the first floor there are three bedrooms (bedroom one with integrated wardrobes). The family bathroom comprises low level wc, wash hand basin, roll edge bath and a corner shower cubicle. Externally, the South facing rear garden is predominantly laid to lawn with an area of patio and a selection flower/shrub borders. At the foot of the garden there is a single garage with double wooden doors plus one off-road parking space which is accessed via a shared vehicular accessway. To the front of the property there are two further off-road parking spaces laid to gravel chippings.

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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/debate.stack.sides

Council Tax Band: B

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

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