



## 8 Portland Street

Taunton, TA1 1UY

£200,000 Freehold



Wilkie May  
& Tuckwood

## Floor Plan—TO FOLLOW

**GROUND FLOOR:** ENTRANCE HALL, LIVING ROOM: 13'2" x 15'3" (4.01m x 4.64m), DINING ROOM: 11'7" x 12'4" (3.53m x 3.75m), KITCHEN: 12'7" x 6'8" (3.83m x 2.03m)

**FIRST FLOOR:** BEDROOM ONE: 12'9" x 11'9" (3.88m x 3.58m), BEDROOM TWO: 10'2" x 14'11" (3.09m x 4.54m), BEDROOM THREE: 8'9" x 10'7" (2.66m x 3.22m)

# Description

Situated in the popular residential location of French Weir within close walking distance of Taunton town centre and French Weir Park is this three bedroom older style home.

The property which is offered to the market with vacant possession would benefit from updating however offering great scope to create a superb, well located family home.

- Mid Terrace Home
- Three Bedrooms
- Enclosed Courtyard Garden
- Close To Town Centre And French Weir Park
- In Need Of Modernisation



Internally a front door leads into entrance hall. There is a good size living room with front aspect window and a separate dining room. The kitchen is fitted with a sink, drainer and space for a cooker along with a door to the outside. There is also a ground floor cloakroom and handbasin. To the first floor are three bedrooms. Externally, there is an enclosed courtyard garden to the rear.

The property is situated in an area of residents permit parking that is administered on a first come, first served basis—permits available to buy from Somerset Council.

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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.

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

**Property Location:** [w3w.co/feel.invest.tube](https://www.w3w.co/feel.invest.tube)

**Council Tax Band:** B

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

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

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

**Agents Note:** With the current EPC rating, this property cannot be let.

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. 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:

<sup>8</sup> 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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