



24 Crufts Meadow

Creech St Michael, TA3 5QZ

£260,000 Freehold



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Wilkie May
& Tuckwood

Floor Plan

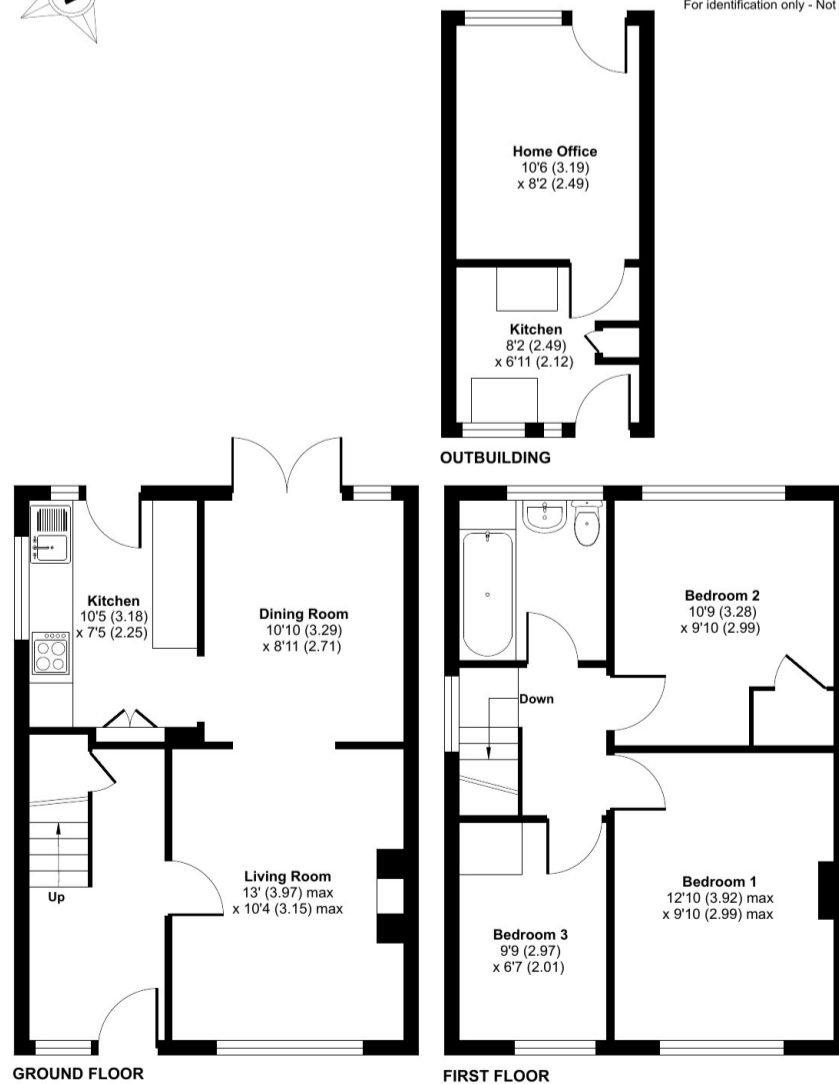
Crufts Meadow, Creech St. Michael, Taunton, TA3

Approximate Area = 808 sq ft / 75 sq m

Outbuilding = 145 sq ft / 13.4 sq m

Total = 953 sq ft / 88.4 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). © nrichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1193806

Description

This three bedroom 1960s style semi-detached chalet home is situated in the sought after village of Creech St Michael and has views to the front overlooking Taunton and Bridgwater canal.

The property, which benefits from double glazing and mains gas fired central heating, is further enhanced by the conversion of a single garage to a useful home office with a utility space behind.

- Semi-Detached
- Three Bedrooms
- Gas Fired Central Heating
- Sought After Village Location
- Double Glazing
- Two Reception Rooms



Internally, a front door leads into entrance hall with stairs rising to the first floor. There is a generous size living room with front aspect window overlooking the canal and a wood burning stove. An archway leads through to a dining room with access to the garden and doorway leading to a fitted kitchen. The kitchen comprises of a range of wall and base units, roll edge work surfaces with integrated oven, gas hob and extractor as well as space and plumbing for a washing machine and tall fridge/freezer.

To the first floor are three bedrooms and a family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over. Externally, the rear garden has been designed for low maintenance and is brick paved with borders. There are steps up to a gated rear access that leads out onto a parking area. The old single garage has been converted into a useful office with electric heating and private front access and a utility space behind.

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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/delays.scorcher.rebounder

Council Tax Band: C

Broadband Availability: Superfast with up to 70 Mbps download speed and 18 Mbps upload speed.

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