



16c Churchill Way
 Taunton, TA1 3QR
 £220,000 Freehold

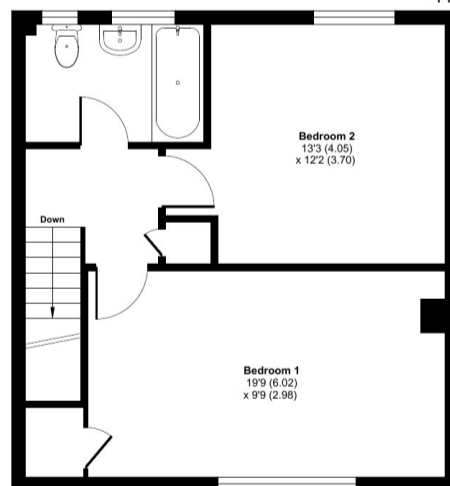
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**Wilkie May
& Tuckwood**

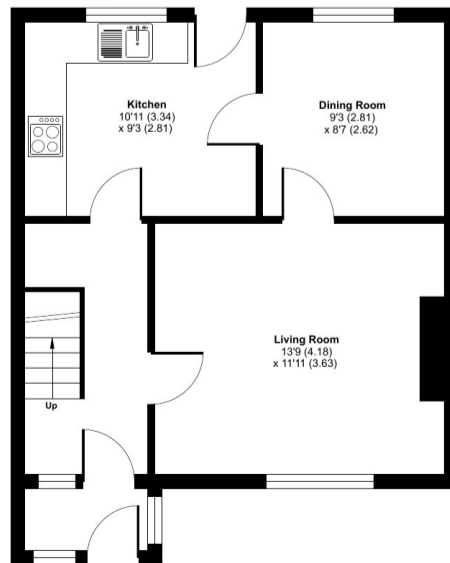
Floor Plan

Churchill Way, Taunton, TA1

Approximate Area = 873 sq ft / 81.1 sq m
 Outbuilding = 28 sq ft / 2.6 sq m
 Total = 901 sq ft / 83.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewcom 2024.
 Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1225769

Description

Situated in the sought after residential location of Sherford, close to Vivary Park and easily accessible for Taunton, is this two bedroom end of terrace home.

The property, which offers uPVC double glazing and electric storage heating, would benefit from some updating however offering great scope to create a superb home.

- End Of Terrace
- Two Bedrooms
- Sought After Residential Location
- uPVC Double Glazing
- Electric Storage Heating
- No Onward Chain



Internally, a front door leads into entrance hall. A good size living room is found to the front of the property with access through to a separate dining room and in turn a fitted kitchen. The kitchen comprises of a range of wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, space for undercounter fridge/freezer and a door leading to the rear.

To the first floor are two generous size bedrooms and a family bathroom comprising of wc, wash hand basin set in a vanity unit and a bath with tiled surround. Externally, the property is set in front and rear gardens and benefits from gated rear access. The rear garden is laid to lawn with borders.

WM&T



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, electric storage heating.

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

Property Location: w3w.co/foods.plenty.invest

Council Tax Band: B

Broadband Coverage: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Availability: Indoor—limited voice & data with EE, Three, 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 December 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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