



34 Parkfield Crescent

Taunton, TA1 4SA

£365,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

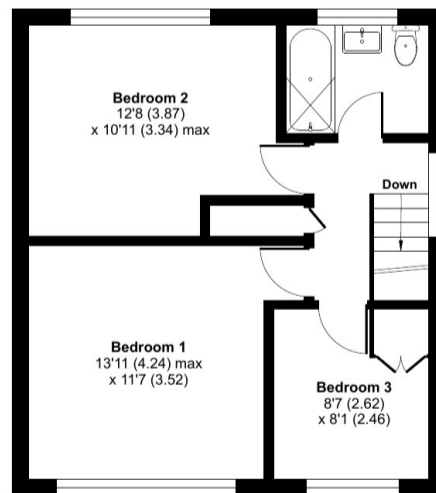
Parkfield Crescent, TA1

Approximate Area = 978 sq ft / 90.8 sq m

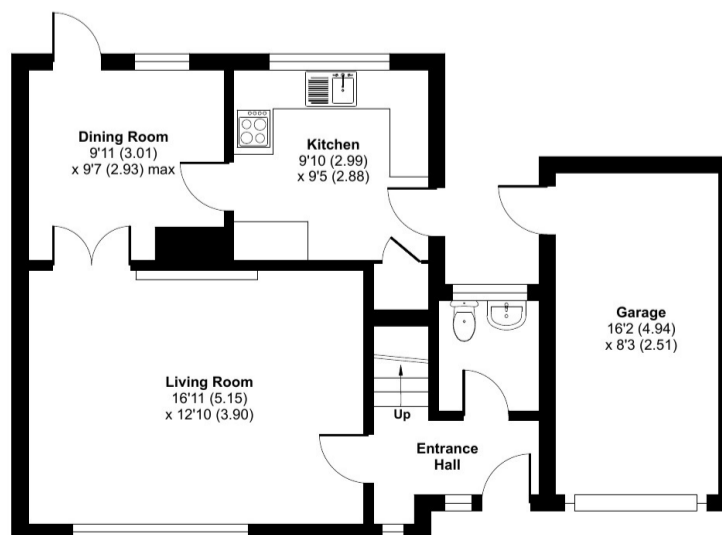
Garage = 133 sq ft / 12.3 sq m

Total = 1111 sq ft / 103.2 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 (IPMS2 Residential). © ncheom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1220466

Description

Offered to the market with vacant possession and no onward chain, is this spacious, three bedroom family home located in the popular Parkfield area of Taunton.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a good size rear garden that is predominantly laid to lawn, a single garage and a driveway providing off-road parking.

- Three Bedrooms
- Detached House
- Popular Residential Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Single Garage & Off-Road Parking
- Good Size Rear Garden
- No Onward Chain



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and a door leading into a useful ground floor cloakroom with low level wc and wash hand basin. Off the hallway there is a good size living room with uPVC double glazed window providing aspect to the front, a gas fire with surround and doors providing access into the dining room. The dining room is found to the rear of the property with a uPVC double glazed window overlooking the rear garden. The accommodation is completed with a kitchen which offers a selection of matching wall and base storage units, roll edge work surfaces, stainless steel sink with hot and cold mixer tap, space for a fridge/freezer, space and plumbing for a washing machine and space for an electric oven.

On the first floor there are three bedrooms and a family bathroom comprising low level wc, wash hand basin and a panelled bath. Externally, the rear garden is a good size and is laid predominantly to lawn and patio with a selection of flower and shrub borders. The single garage has lighting, power, a tap and an up and over door. In front of the garage there is a driveway providing off-road parking for one car.

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, gas fired central heating.

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

Property Location: w3w.co/waters.drives.hits

Council Tax Band: D

Broadband Availability: Superfast with up to 157 Mbps download speed and 21 Mbps upload speed.

Mobile Phone Coverage: 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—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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