



**97 Queensway**  
 Taunton, TA1 4NJ  
 £210,000 Freehold

			
<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

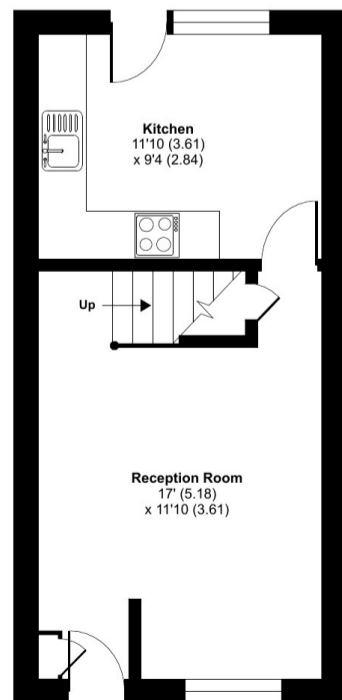
**Wilkie May & Tuckwood**

## Floor Plan

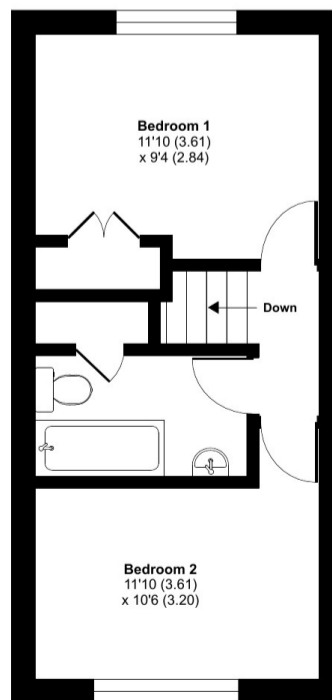
### Queensway, Taunton, TA1

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1225182

# Description

Offered to the market with no onward chain is this two bedroom mid terrace home situated in a popular residential location.

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

Externally, there is an enclosed, south-westerly facing rear garden. Additionally, there is also a single garage located in a block close by.

- Two Bedrooms
- Mid Terrace House
- Popular Residential Location
- Close To Schools And Amenities
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Rear Garden
- Single Garage
- No Onward Chain



The accommodation is arranged over two floors and comprises in brief; double glazed front door leading into a living room with a full height storage cupboard, stairs rising to the first floor and a uPVC double glazed window with aspect to the front. The kitchen is fitted with a range of matching wall and base storage units with roll edge work surfaces, a stainless steel sink, space and plumbing for a washing machine, space for an electric cooker, space for an under counter fridge and space for a fridge/freezer. There is also a uPVC double glazed window with aspect to the rear and a double glazed door providing access into the rear garden.

On the first floor there are two bedrooms; bedroom one with a good size integrated wardrobe. The accommodation is completed with a family bathroom comprising panelled bath with shower over, low level wc and a wash hand basin. Externally, the rear garden is south-westerly facing and is predominantly laid to lawn and patio. There is a pedestrian rear access leading to a single garage which is located in a block nearby.

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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/wash.ocean.figure](http://w3w.co/wash.ocean.figure)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice likely with 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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