



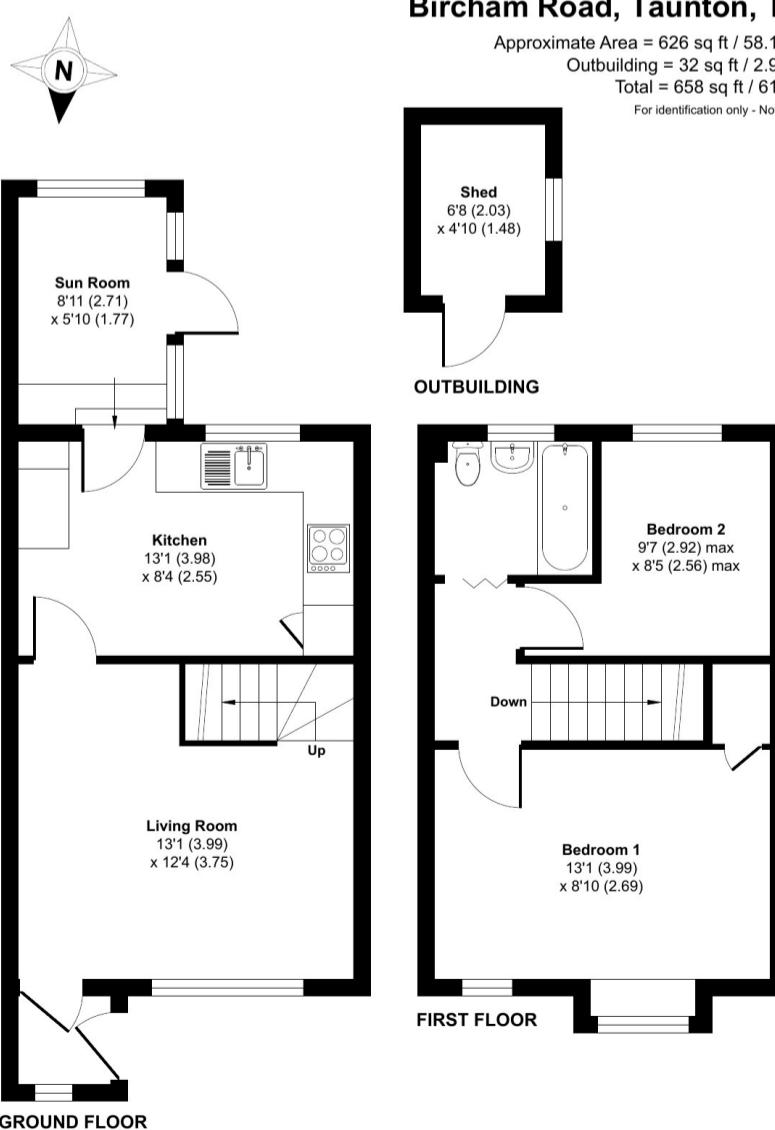
47 Bircham Road
Taunton, TA2 8EX
£200,000 Freehold



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EPC

**Wilkie May
& Tuckwood**

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF:1241876

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Description

This modern two bedroom semi-detached home occupies a tucked away position to the North of Taunton.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a sun room to the rear as well as a well kept enclosed garden and parking space.

- Semi-Detached
- Two Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into entrance porch with further door through to a living room. The living room has a double glazed window to the front, stairs rising to the first floor and an electric fire as well as a doorway through to a modern kitchen. The kitchen has been refitted within the last four years and comprises of a range of matching wall and base units, roll edge work surfaces, tiled splashbacks with built-in oven, gas hob, space for fridge/freezer, space and plumbing for washing machine and a wall mounted Worcester boiler. There is a doorway with steps down to a sun room with double glazed windows to rear, a door to the side and a tiled floor.

From the living room, stairs rise to the first floor landing with doors to both bedrooms and the bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and mixer shower over. Externally, the rear garden is fully enclosed via timber fencing. An area of patio adjoins the rear of the property and an area of shaped lawn. A decorative gravel path leads to a timber shed with mature borders. To the front, there is a driveway offering off-road parking and steps leading down towards the front door.

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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/poet.quarrel.zest

Council Tax Band: B

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

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

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

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 February 2025. 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.



Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

Tel: 01823 332121

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