



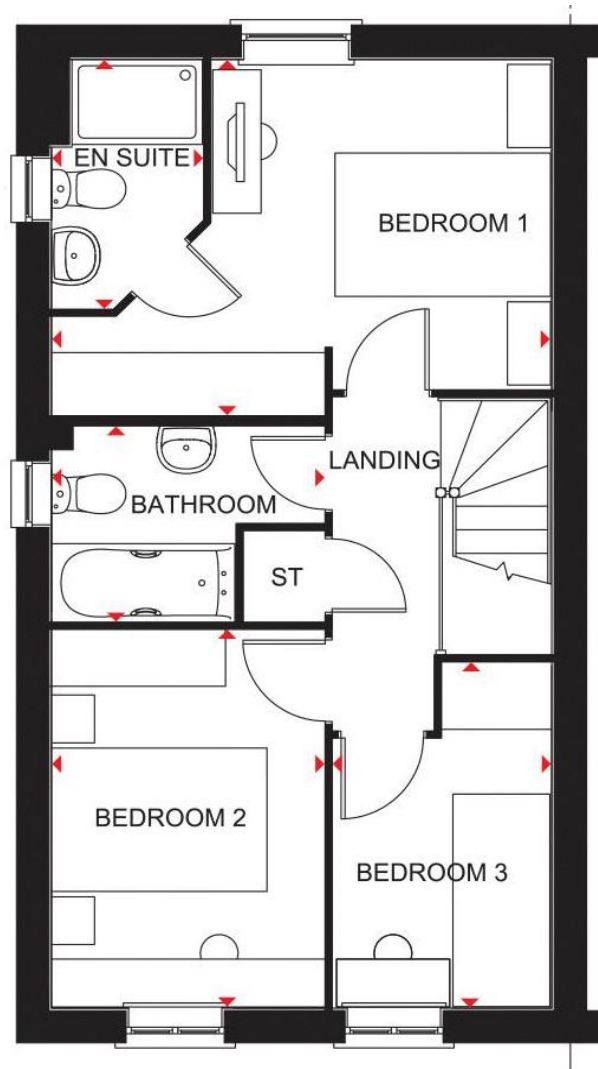
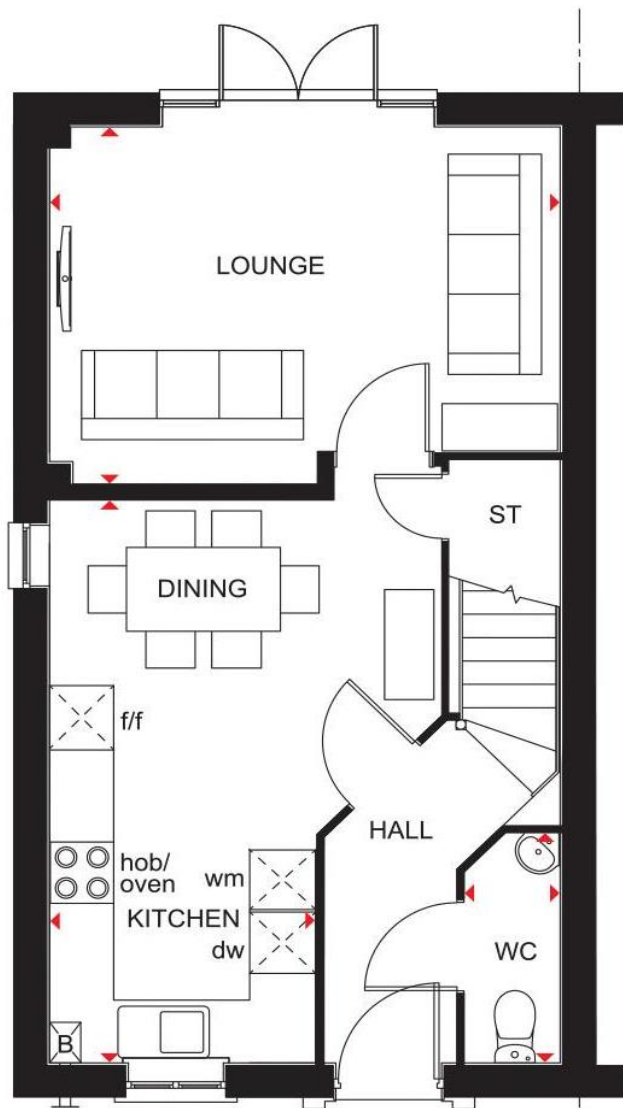
This lovely house in Mill Garden is a modern David Wilson built property on the north eastern fringe of Taunton less than 2 miles from the town centre and close to local shops and amenities. The property has a welcoming entrance hallway with a cloakroom/WC and stairs rising to the first floor. The kitchen has been upgraded from new by the current owner and has a range of quality built-in appliances and a window looking out towards the front. There is also a pleasant dining area and a generous understairs storage cupboard and a door through to the lounge at the rear of the house with French doors opening onto a larger than expected rear garden. The first floor has 3 bedrooms (main bedroom has a shower ensuite and built in wardrobes) and a family bathroom. Outside there is a westerley facing rear garden with a walkway leading to the 2 allocated off road parking spaces.

Key Features

- A delightful modern David Wilson built terraced house
- Conveniently located close to local shops, amenities and a bus stop
- Well presented accommodation throughout
- Entrance hallway with cloakroom/WC
- Generous upgraded kitchen (with built in appliances) and dining area
- Lounge with French doors opening onto the west facing rear garden
- Main bedroom with en suite and built in wardrobes
- 2 further bedrooms and family bathroom
- Double glazing and gas heating. Generous sized rear garden with side access
- 2 allocated off road parking spaces







Tenure: Freehold

Tax band: C

Property Location:
w3w.co/form.season.ages

Services: The property is connected to mains water, mains electricity, mains drainage and mains gas. The property is required to pay for an annual service charge for the upkeep of the communal grounds.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|------------------------------|----------|
| Council Tax / Domestic Rates | C |
| Asking price | £268,500 |
| Tenure* | Freehold |

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|--------------------------|---|
| Property type | Terraced House |
| Property construction | Standard construction |
| Number and types of room | Please see floor plan for room names and numbers |
| Electricity supply | Mains electricity |
| Water supply | Mains water |
| Sewerage | Mains sewerage |
| Heating | Gas heating |
| Broadband | https://checker.ofcom.org.uk/ FTTP (fibre to the premises) |
| Mobile signal/coverage | https://checker.ofcom.org.uk/ Voice & Data available with EE, Three, O2 & Vodafone. |
| Parking | https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/ |

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| | |
|---|---|
| Building safety | Nothing stated/informed by the seller/s on the PIQ forms |
| Restrictions | Nothing stated/informed by the seller/s on the PIQ forms |
| Rights and easements | Nothing stated/informed by the seller/s on the PIQ forms |
| Flood risk | https://www.gov.uk/request-flooding-history |
| Coastal erosion risk | https://www.gov.uk/check-coastal-erosion-management-in-your-area |
| Planning permission | Nothing stated/informed by the seller/s on the PIQ forms |
| Accessibility/adaptations | Nothing stated/informed by the seller/s on the PIQ forms |
| Coalfield or mining area | https://www.gov.uk/check-if-property-is-affected-by-coal-mining |
| Energy Performance Certificate (EPC)* | B |
| Including detail of any inescapable costs | An annual service charge |



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.