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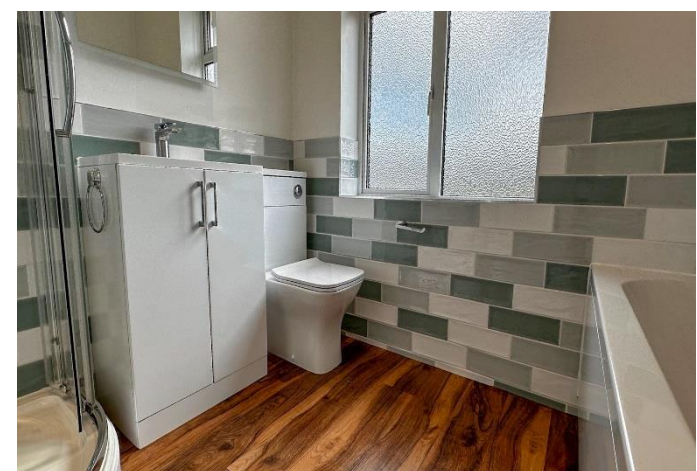
Located less than a mile from the town centre with amenities close by is the beautiful older style, well modernised semi detached family house in the Holway area of Taunton. The accommodation is set over two floors and the ground floor comprises of a storm porch into entrance hallway. There is a wonderful modern kitchen/dining room with an archway through to the lounge with a bay fronted window. There is also a sun room to one side, cloakroom/WC and a large storage cupboard. To the first floor 3 bedrooms and a superb modern, white 4 piece family bathroom suite. The house benefits from double glazing and gas heating and a level part lawn/part patio rear garden with side access. Garage and driveway to the front and offered to the market with no onward chain.

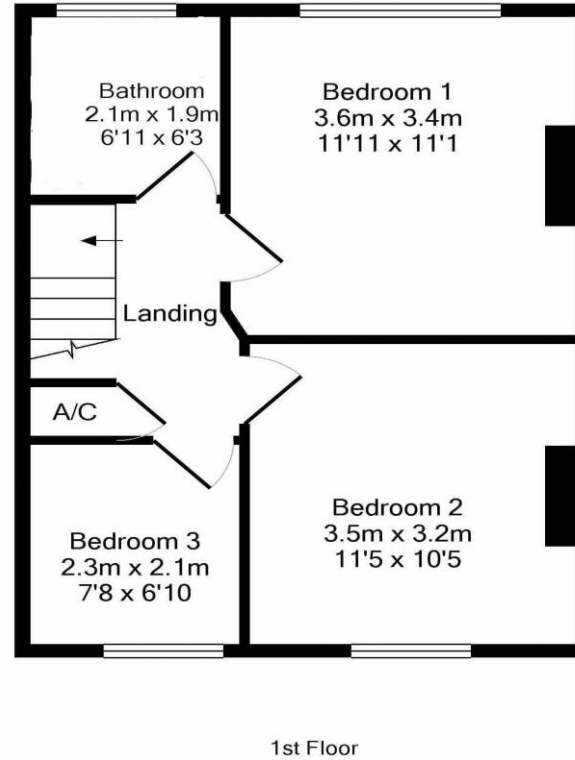
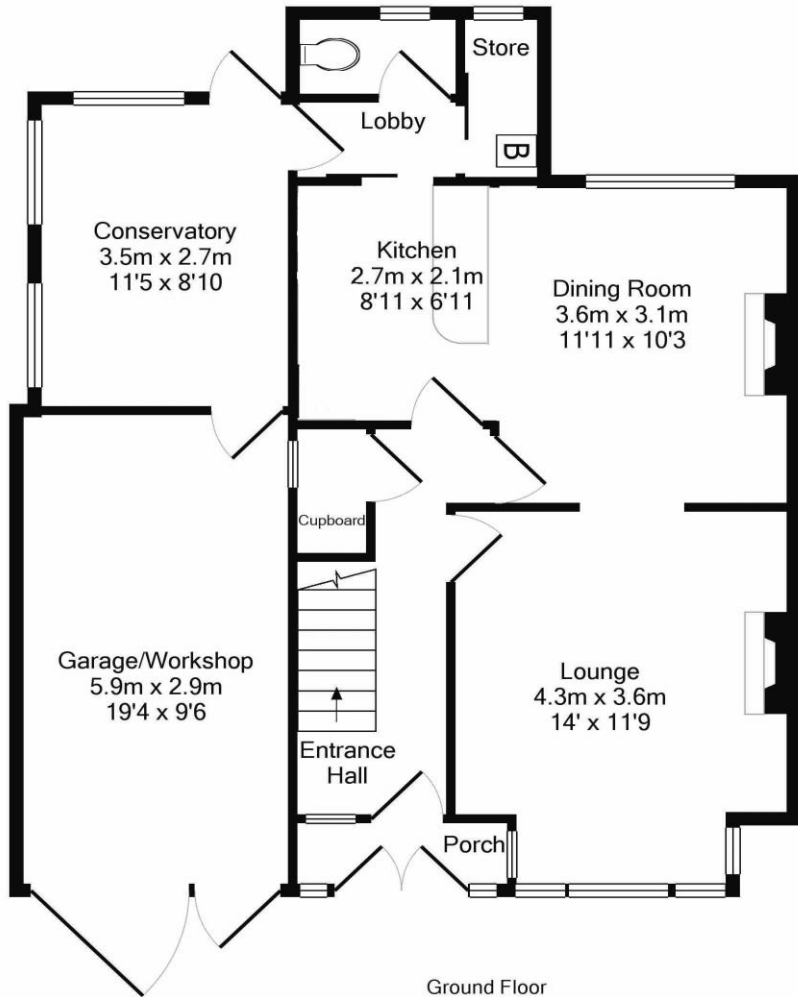


Key Features

- An older style semi detached house
- Conveniently located less than 1 mile from town and close to a local shop and amenities
- Beautifully presented and modernised accommodation
- Storm porch and entrance hallway.
- Excellent kitchen dining area and separate lounge
- Sun room, cloakroom/WC and storage cupboard
- 3 first floor bedrooms and 4 piece modern bath/shower room
- Double glazing and gas heating
- Enclosed rear garden with side access. Garage and driveway
- No chain







Tenure: Freehold

Tax band: C

Property Location:
w3w.co/caves.shiny.gained

Services: The property is connected to main water, mains electricity, mains drainage and mains gas.

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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	£295,000
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	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/ FTTC (fibre to the cabinet)
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)*	D - Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)
Including detail of any inescapable costs	Nothing stated/informed by the seller/s on the PIQ forms



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.