



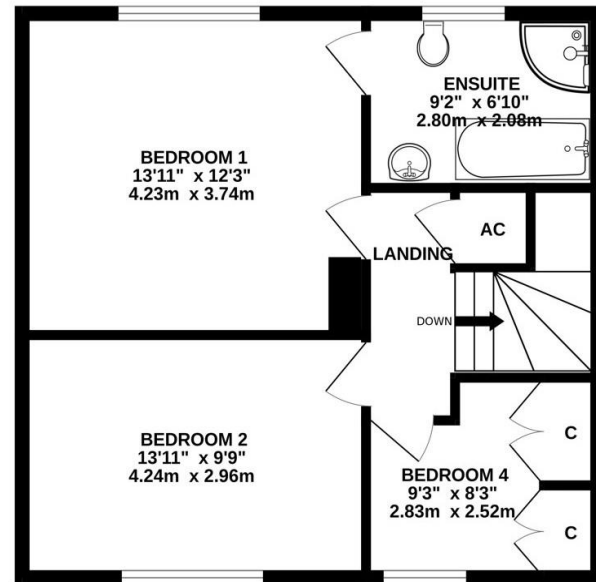
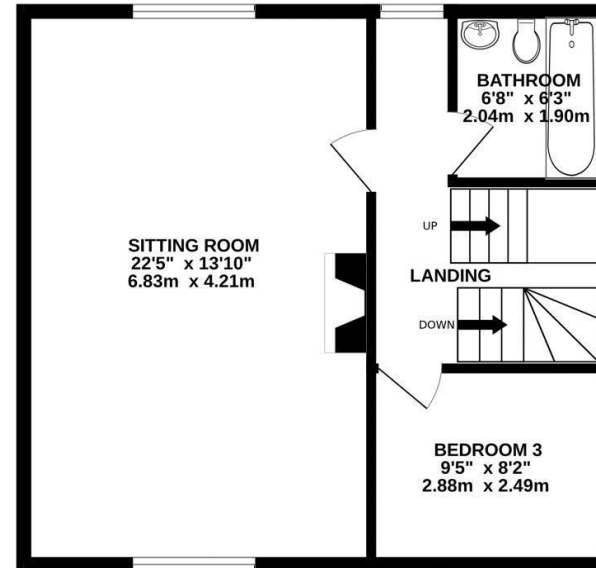
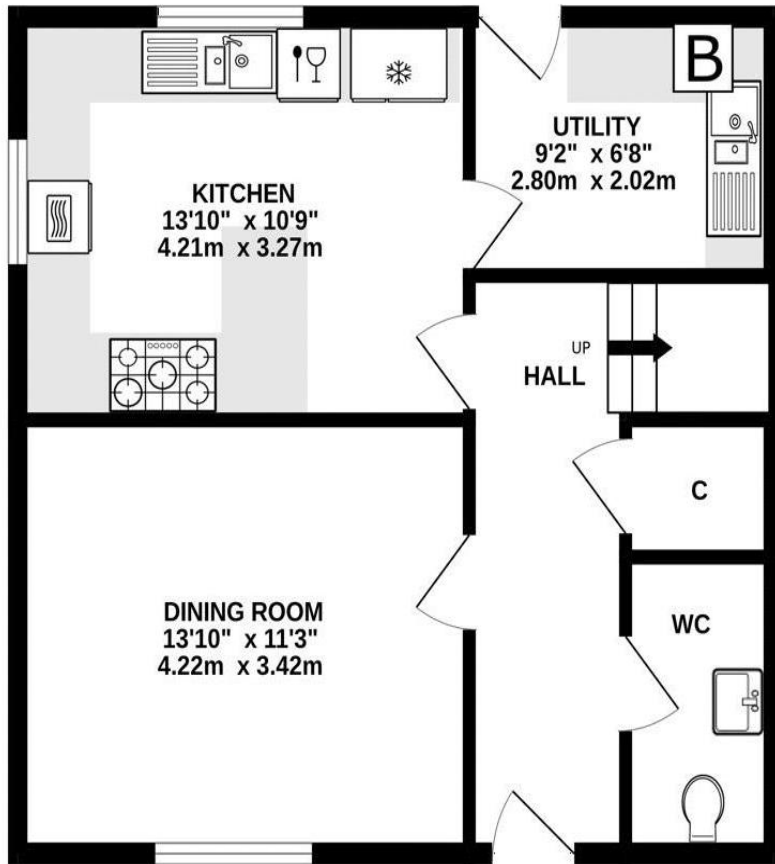
This handsome property in Hillyfields has a wonderful and comfortable feel about it with high ceilings and spacious rooms. The accommodation is arranged over 3 floors and there is sure to be plenty of space for the ever busy family. A large separate dining room to the front and lovely kitchen/breakfast room with quality fixtures and fittings leading to a utility room with a door to the rear garden. The first floor comprises of a very generous lounge with a feature fireplace, bedroom 4 and family bathroom. The second floor has 3 bedrooms and an en suite bath/shower room. The house has double glazing and heated via gas and outside there is a well maintained tiered garden, large patio area and a detached garage and driveway.

Key Features

- An attractive, modern semi detached town house
- Located in this highly desirable residential address close to local shops and services including a doctor's surgery and a bus stop all less than 2 miles from the town
- Beautifully maintained and modernised throughout
- Large entrance hallway with cloakroom/WC
- Quality refitted kitchen and utility room with granite work surfaces and integral appliances. Separate dining room
- A large dual aspect lounge with a feature fireplace. Family bathroom and bedroom 4/office
- 3 further bedrooms with principal bedroom with en suite
- Double glazing and gas central heating
- East facing, landscaped 3 tiered rear garden with a wide range of flowers and plants
- Garage and gated driveway







Tenure: Freehold

Tax band: E

Property Location:
w3w.co/clever.social.seabirds

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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.

Wilsons Estate Agents - Taunton
Tel: 01823 324 324 / 07738000028

Covering Taunton, Wellington & Bridgwater
info@wilsonsestateagents.co.uk
www.wilsonsestateagents.co.uk

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	E
Asking price	£425,000
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	Semi detached house
Property construction	Standard construction
Number and types of room	Please see brochure and 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)*	C
Including detail of any inescapable costs	Nothing stated/informed by the seller/s on the PIQ forms

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