



Situated within the sought after village of Bishops Hull to the west of Taunton is this superbly presented, modern double fronted detached house with en suite. As you enter the house there is a hallway with a cloakroom/WC and a lovely double aspect lounge with French doors leading out onto the rear garden. There is a modern kitchen/dining room with some integral appliances and again French doors leading out onto the rear garden. To the first floor there are 3 bedrooms, family bathroom and an en suite and the property also benefits from double glazing and gas heating. There is a lovely walled rear garden with a large, raised patio area and to the rear a garage with side access and off road parking.



Key Features

- An excellent, modern double fronted detached house.
- Situated within the Castle School catchment area and close to local amenities.
- Beautifully presented with higher than average ceilings.
- Entrance hallway and cloakroom/WC.
- Spacious dual aspect lounge with doors to the rear garden.
- Kitchen/dining room.
- 3 bedrooms with principal bedroom en suite.
- Family bath/shower room. Double glazing and gas heating.
- Low maintenance, walled rear garden with a large patio.
- Garage and off road parking to the rear.





Tenure: Freehold

Tax band: D

Property Location:

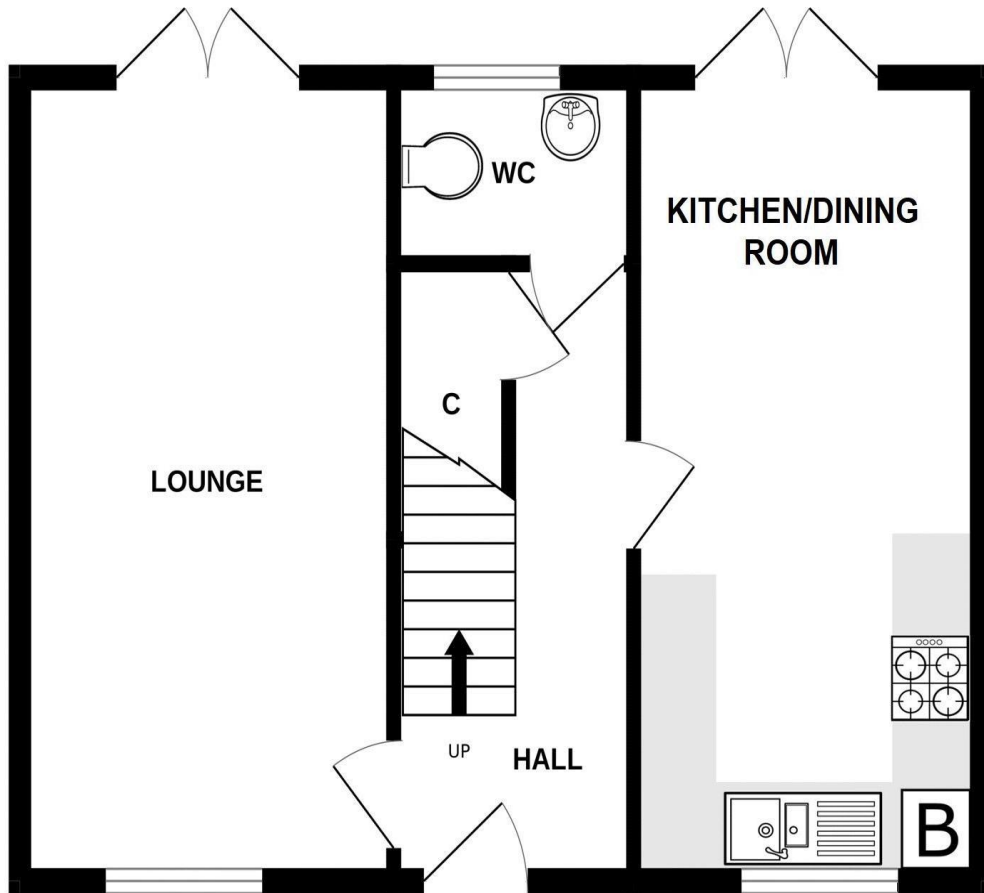
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Services: The property is connected to mains water, mains electricity, mains drainage and mains gas. Please note there will be an annual service charge payable for the upkeep of common areas in the region of £200 per annum.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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	D
Asking price	£350,000
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	Detached house
Property construction	
Number and types of room	Please see floor plans for room types and numbers
Electricity supply	Mains electric
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 likely with 02, EE and 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 mentioned by seller/s in PIQ form
Restrictions	Nothing mentioned by seller/s in PIQ form
Rights and easements	Nothing mentioned by seller/s in PIQ form
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 mentioned by seller/s in PIQ form
Accessibility/adaptations	Nothing mentioned by seller/s in PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C - https://find-energy-certificate.service.gov.uk/energy-certificate/1337-1320-2309-0781-1296
Including detail of any inescapable costs	Nothing mentioned by seller/s in PIQ form



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.