



Wedlands
Taunton, TA2 7AE

Price £210,000

Tamlyns

PROPERTY DESCRIPTION

Offered to the market this lovely semi-detached family home, with no onward chain.

EPC: D

Local Authority

Somerset West and Taunton Council Tax Band: B

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Sitting Room

14'11 x 11'6 (4.55m x 3.51m)

Dining Room

14'0 x 13'8 (4.27m x 4.17m)

Kitchen/Breakfast Room

18'5 x 8'9 (5.61m x 2.67m)

WC

4'4 x 2'11 (1.32m x 0.89m)

Master Bedroom

10'9 x 9'11 (3.28m x 3.02m)

Bedroom Two

13'3 x 7'6 (4.04m x 2.29m)

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

Bathroom

5'10 x 5'5 (1.78m x 1.65m)

Description

Offered to the market this lovely semi-detached family home, with no onward chain. The accommodation is located for a range of amenities and consists of; entrance, Reception room, kitchen/Breakfast, Dining Room and cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from driveway parking, rear garden and a Shed.

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Council Tax Band: B

Local Authority: Somerset Council

Material Information

Services: , electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

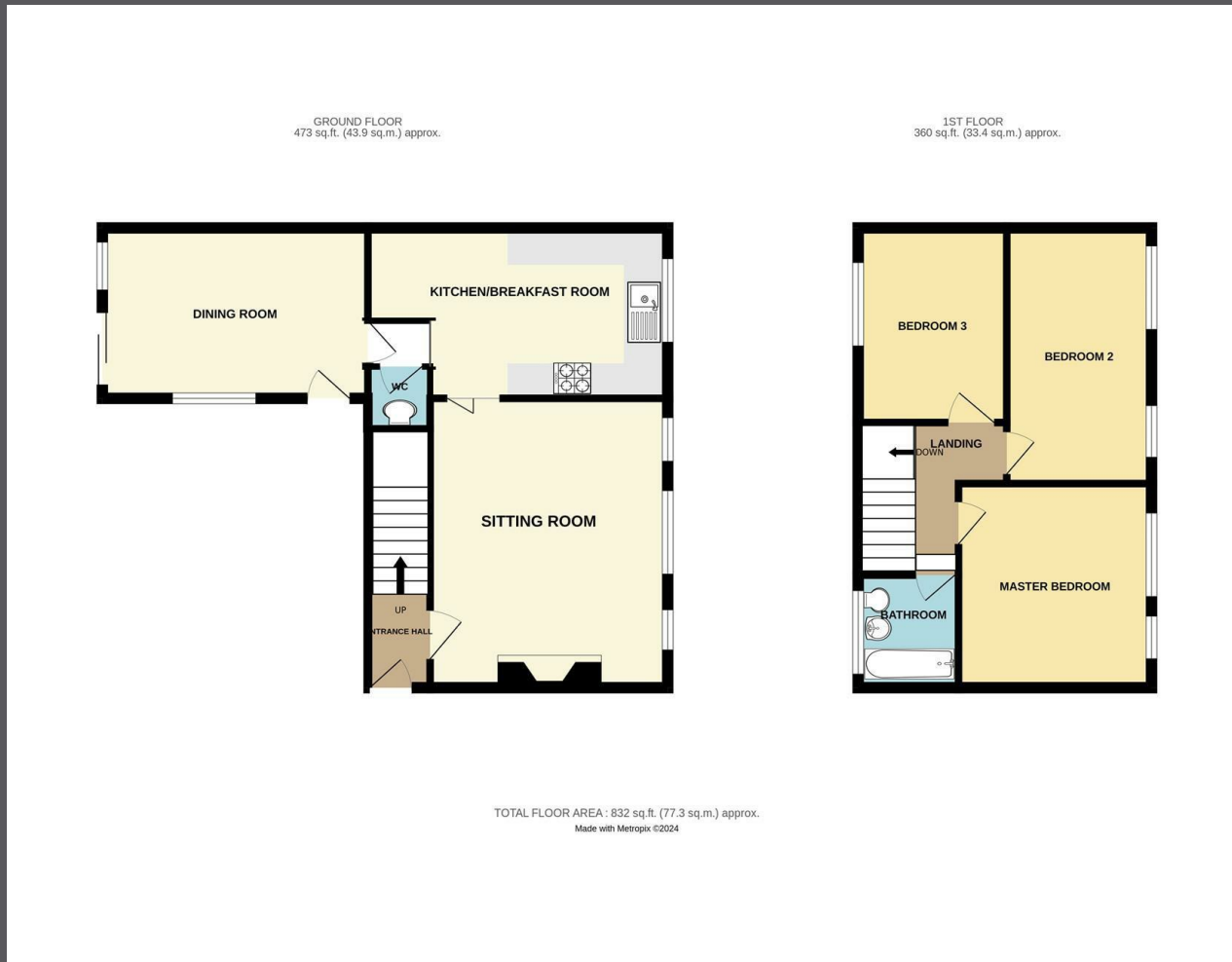
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

