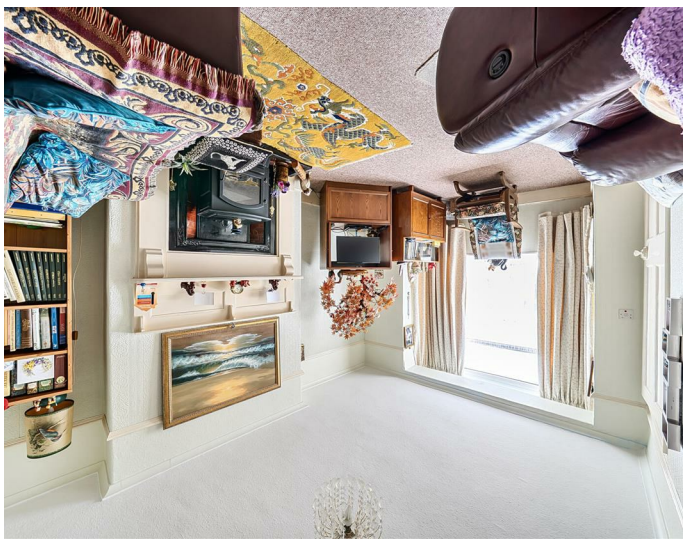
46 Priory Avenue,
Taunton, Somerset, TA1 1YA
£189,950 Freehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains Water, Mains Electricity, Mains Drainage, Electric Heating
Local Authority: Somerset Council
Property Location: w3w ///blunt.tiles.member
Council Tax Band: B
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Seas - Low. Surface Water - High
Agents Note: We understand that there has been some structural movement to the gable end of the property. Please contact the office for further information.

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

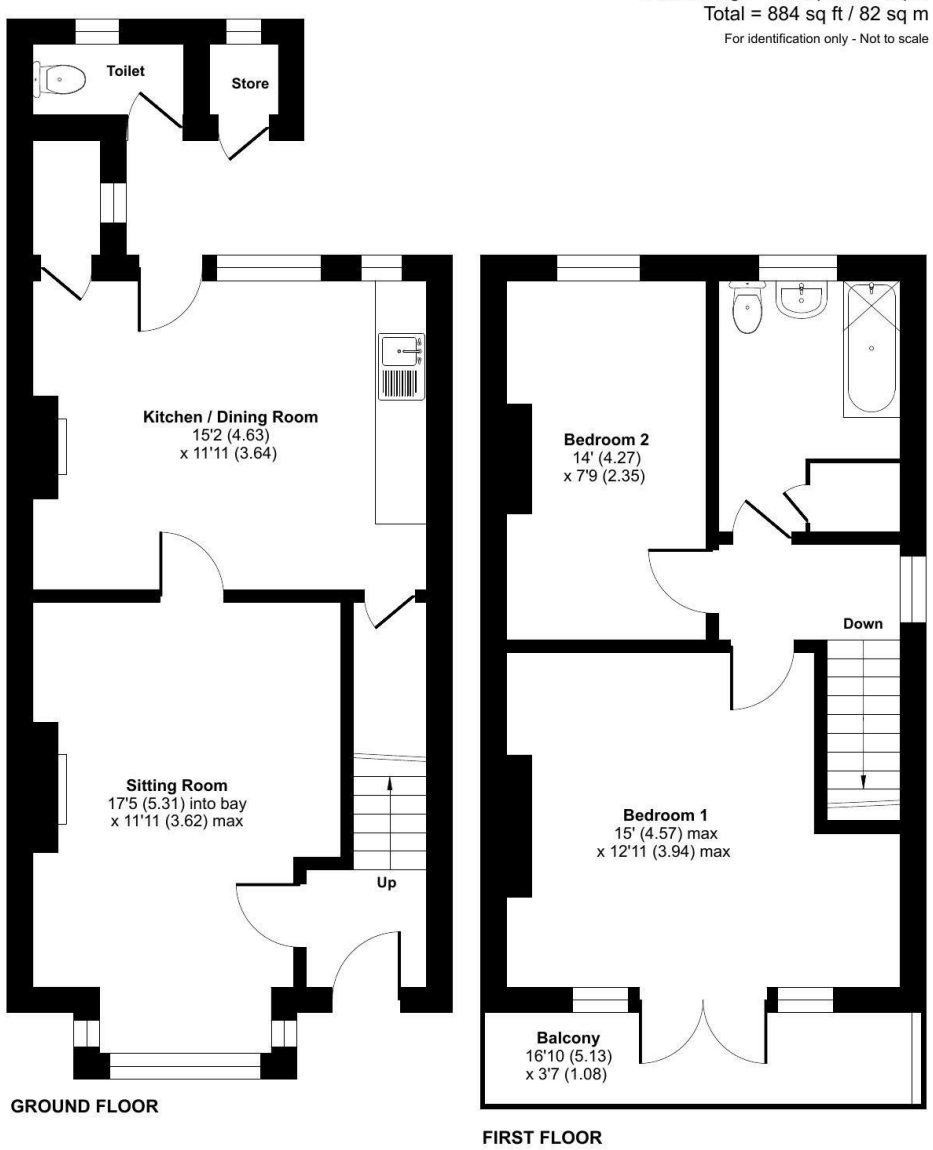
FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan

Priory Avenue, Taunton, TA1

Approximate Area = 861 sq ft / 79.9 sq m
Outbuildings = 23 sq ft / 2.1 sq m
Total = 884 sq ft / 82 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1513853

WM&T

Description

- End - Terraced Home
- Two Bedrooms
- uPVC Double Glazing
- Off Road Parking
- Private, Enclosed Rear Garden
- Close To Taunton Town Centre
- Modernisation Required
- No Onward Chain

Conveniently positioned close to Taunton town centre is this two-bedroom end-terrace home. Offered to the market with no onward chain, the property provides well-proportioned accommodation with plenty of scope for a buyer to make it their own.

Further benefiting from off-road parking, the property would make an ideal first-time purchase, investment opportunity or home for someone looking to be within easy reach of the town centre.



The accommodation comprises in brief: an entrance hall with stairs rising to the first floor and a door opening into the living room, positioned at the front of the property. The living room is well proportioned, and features a squared bay window with a front aspect and a feature fireplace with room for an electric fire.

The kitchen/diner is positioned at the rear of the property and includes a range of wall and base units, with room for a freestanding oven, fridge and freezer, together with a useful understairs storage cupboard. There is ample room for dining, making this a practical area for everyday living, alongside a second feature fireplace. An additional cupboard provides plumbing for a washing machine. A door leads through to the rear, where there is access to a WC, an external store and the garden.

Upstairs, there are two bedrooms. The principal bedroom is a good-sized double and benefits from access onto a balcony overlooking the front of the property. The family bathroom comprises a WC, wash hand basin and bath, along with an airing cupboard housing the water tank.

The rear garden is enclosed and arranged with a mixture of lawn, established planting and paved areas. To the front, a private driveway provides off-road parking for one vehicle.

Overall, the property offers well-proportioned accommodation with plenty of scope for a buyer to modernise and make it their own.

Agents Note:
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