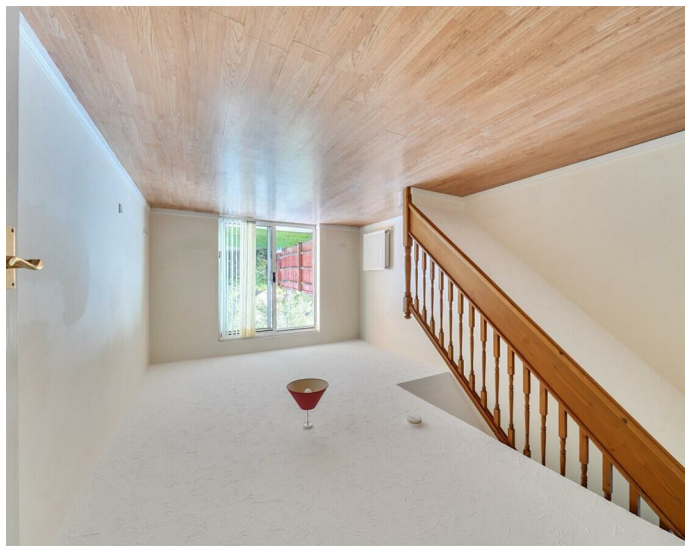
98 Cashford Gate, TA2 8QB

£225,000 Freehold

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			EPC

Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains electricity, mains gas, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: https://what3words.com/prove.tables.snake

Council Tax Band: C

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Surface Water - Very Low. Rivers & Sea - Very Low.

Agents Note:

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

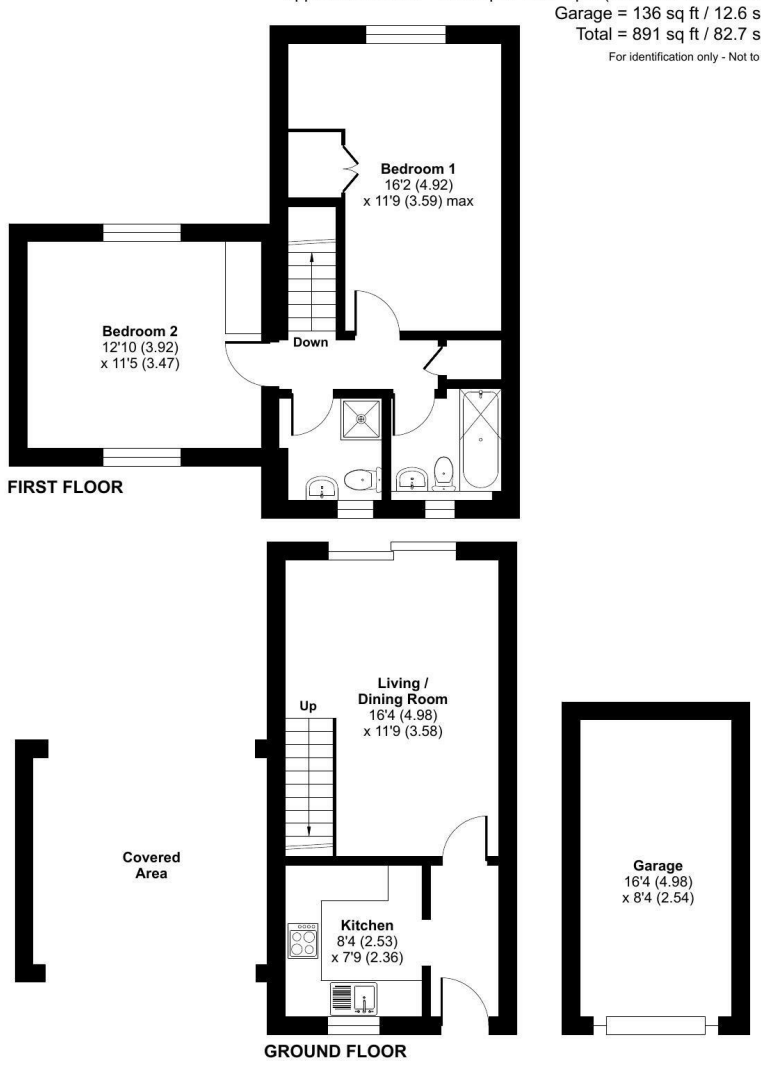
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Floor Plan

Cashford Gate, Taunton, TA2

Approximate Area = 755 sq ft / 70.1 sq m (excludes covered area)
Garage = 136 sq ft / 12.6 sq m
Total = 891 sq ft / 82.7 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: 1541116

WM&T

Description

- Two Double Bedrooms
- Single Garage
- uPVC D/G & Gas C/H
- Vacant Possession

This larger-than-average, modern two-bedroom end-terrace home is situated on the popular Nerrols Farm development to the east of Taunton. The property occupies a convenient position, offering good access to Taunton railway station and Junction 25 of the M5 motorway, making it an ideal choice for commuters.

Offered to the market with vacant possession, the property benefits from uPVC double glazing, gas-fired central heating and a single garage.



Internally, the accommodation is entered via a front door leading into an entrance hall, with access to both the kitchen and living/dining room. The kitchen is fitted with a matching range of wall and base units, roll-edge work surfaces and tiled splashbacks. Integrated appliances include an oven, gas hob and extractor hood, with additional space for a washing machine and fridge. A wall-mounted gas boiler is also situated within the kitchen. The living/dining room is positioned to the rear of the property and provides a good-sized reception space, with patio doors opening directly onto the rear garden. Stairs rise from the living area to the first floor. To the first floor are two good-sized bedrooms, both benefiting from fitted wardrobes. The principal bedroom further enjoys the advantage of an en-suite shower room, whilst a separate family bathroom completes the internal accommodation. Externally, the property benefits from a fully enclosed rear garden, laid predominantly to lawn with a small patio area adjoining the rear of the house. Gated side access leads to the single garage, which is fitted with an up-and-over door and benefits from power and lighting.

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