



Mattravers Walk, Taunton TA1 3GQ

welcome to

Mattravers Walk, Taunton

Well presented four bedroom semi-detached house offering lounge/diner, modern kitchen and bathroom, master bedroom with en-suite, rear enclosed garden and allocated parking.

Entrance Hall

Door to front opening in to the hallway. Hard Flooring. Radiator. Stairs to first floor.

Cloakroom

Double glazed window. Wash hand basin, WC, hard flooring, radiator.

Lounge/Diner

19' 11" x 13' 4" (6.07m x 4.06m)
Double glazed window. Hard flooring. Radiator.
Double glazed patio doors.

Kitchen

12' 2" Max x 10' 1" Max (3.71m Max x 3.07m Max)
Double glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, built in oven and hob with extractor hood, space for dishwasher, washing machine and American style fridge/freezer.

Landing

Stairs from ground floor. Storage cupboard. Hard Flooring.

Bedroom One

10' 10" Max x 9' 3" Max (3.30m Max x 2.82m Max)
Double glazed window with blinds. Hard flooring.
Door to En-Suite.

En-Suite

Wash hand basin, WC, shower cubicle, part tiled, radiator.

Bedroom Two

9' 8" Max x 9' 4" Max (2.95m Max x 2.84m Max)
Double glazed window. Hard floor. Radiator.

Bedroom Three

9' Max x 8' 10" Max (2.74m Max x 2.69m Max)
Double glazed window. Hard floor. Radiator.

Bedroom Four

10' x 6' 11" (3.05m x 2.11m)
Double glazed window with blinds. Hard floor.
Radiator.

Bathroom

Wash hand basin, WC, bath with shower over, part tiled, extractor fan.

Front Garden

Steps to the front door. Laid to lawn with flower borders

Rear Garden

The rear enclosed garden is laid mainly to lawn with a patio area and path leading to the garden shed.

Parking

Two allocated spaces.

Agents Note

Property being sold as 40% shared ownership.
Rent Approx £584.11 Per Calendar Month
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





A nicely presented four-bedroom semi-detached family home situated in a sought-after residential location, offering spacious and versatile accommodation throughout.

The ground floor comprises an inviting entrance hall, convenient cloakroom, spacious lounge/diner providing an excellent space for both relaxation and entertaining, and a modern fitted kitchen with a range of contemporary units and work surfaces.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining, family activities and entertaining. In addition, there is allocated parking, providing convenient off-road parking for residents.

This attractive home is ideally suited to growing families and is conveniently located within easy reach of local amenities, schools and transport links. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mattravers Walk, Taunton

- Affordable Shared Ownership Living - 40% Share
- Four Bedroom Semi Detached House
- Lounge/Diner
- Modern Kitchen & Bathroom
- Downstairs Cloak Room

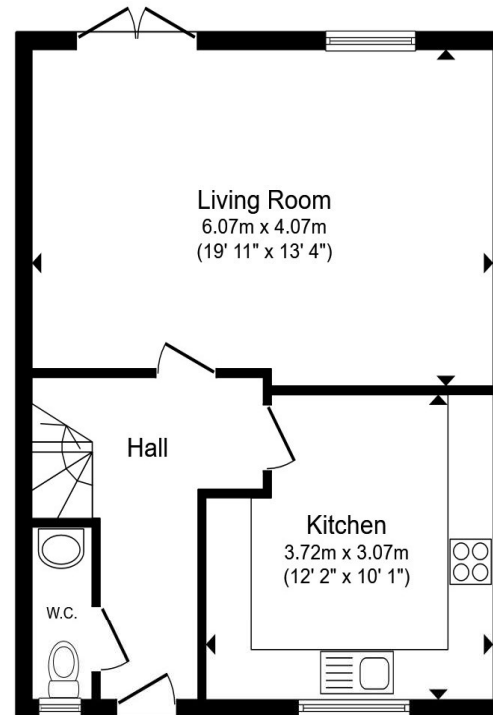
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

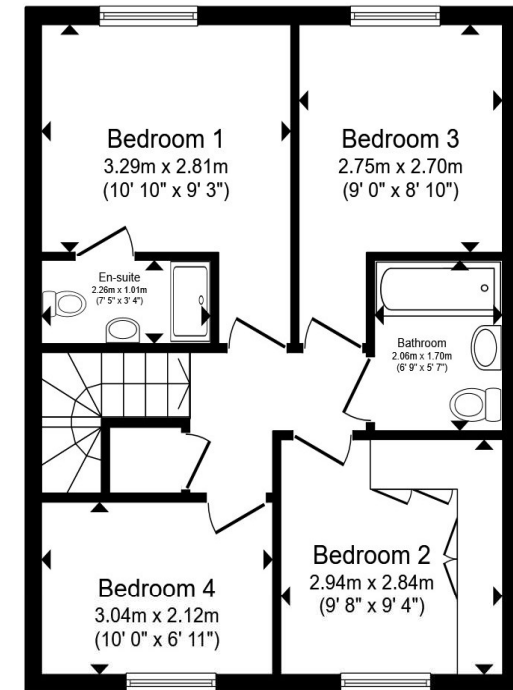
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£144,000



Ground Floor



First Floor

Total floor area 95.9 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TAU109620 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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