



27 Henlade Close

Henlade, Taunton, TA3 5FF

**WILKIE MAY  
& TUCKWOOD**

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& TUCKWOOD**

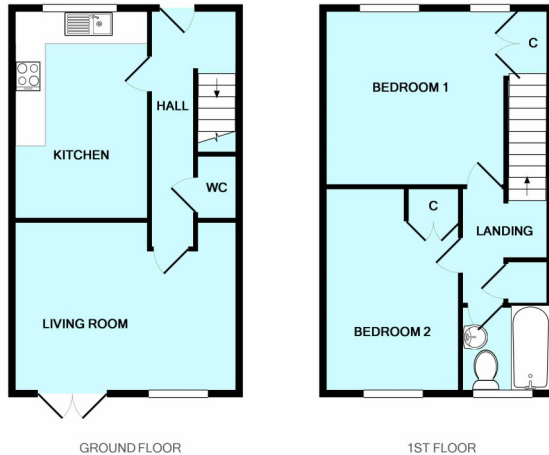
### GENERAL REMARKS AND STIPULATION

**Tenure:** Leasehold - awaiting further information

**Energy Rating: B**

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Henlade, Taunton,  
TA3 5FF

**£70,000**



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Made with Metropix 5/2018

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**8. Financial Evaluation 8a** At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

**DIRECTIONS:** Proceed out of Taunton along the dual carriageway passing the Hankridge Leisure complex until reaching junction 25 at the M5 motorway. Here head straight across following signs to Ilminster. Continue for approx. half a mile before reaching a cross roads just before the Thornfalcon Hotel. Take a right hand turn into Stoke Road and immediately right again into Henlade Close.

### **ACCOMMODATION**

LIVING ROOM 15'9 x 12'2 (4.80m x 3.70m)

KITCHEN 12'7 x 8'8 (3.83m x 2.64m)

### **FIRST FLOOR**

BEDROOM ONE 12'4 x 11'4 (3.75m x 3.45m)

BEDROOM TWO 13'3 x 8'9 (4.03m x 2.66m)

BATHROOM 6'6 x 6'5 (1.98m x 1.95m)

**DESCRIPTION:** Set in a cul de sac position in the popular village of Henlade is this 2 bedroom end terrace shared ownership home which must be viewed internally to appreciate. The property which offers potential purchasers the opportunity to acquire a 40% share benefits from double glazing and is heated via an air source heat pump with underfloor heating to the ground floor and radiators to the first. The accommodation comprises: Living room, Modern fitted kitchen/breakfast room with built in oven, hob and extractor fan along with space for fridge/freezer, pace and plumbing for washing machine and slim-line dishwasher. A cloakroom completes the ground floor. To the first floor are two generous size bedrooms both with fitted wardrobes and a white three piece family bathroom. Externally there is an enclosed garden, with rear access and a timber shed. To the front is one allocated parking space.

**LOCATION:** Henlade Close is found off Stoke Road, a superb position set conveniently just off the A358 and within close distance of junction 25 to the M5 motorway for commuters. Easy access can be gained to the county town of Taunton which offers a large range of leisure, shopping and scholastic amenities as well as a mainline intercity railway station.

**A two bedroom, shared ownership home, set in a cul-de-sac position with one off road parking space.**