



Taunton Way, Retford DN22 7HS

welcome to

Taunton Way, Retford

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY - Well presented four bedroom detached family home, with two reception rooms, breakfast kitchen and downstairs cloakroom. En suite to master bedroom with a further family bathroom. Enclosed walled rear gardens and driveway leading to the garage.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

Laminate flooring, storage cupboard and central heating radiator.

Cloakroom

Fitted with wc, wash hand basin and central heating radiator.

Lounge

Neutral decor, central heating radiator, double glazed window and double glazed french doors.

Dining Room

Currently being used as a playroom with central heating radiator and two double glazed windows.

Breakfast Kitchen

Fitted with a range of wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including gas hob, electric oven, washing machine and dish washer with space for fridge freezer. Complementary flooring and central heating radiator.

Landing

Staircase leading to the landing with central heating radiator and double glazed window.

Bedroom One

Fitted wardrobes to one wall, neutral decor, central heating radiator and two double glazed windows.

En Suite

Fitted with wc, wash hand basin with unit below and double shower cubicle. Complementary flooring, heated towel rail and double glazed window.

Bedroom Two

Built in wardrobes to one wall, two double glazed windows and central heating radiator.

Bedroom Three

Built in wardrobes, central heating radiator and double glazed window.

Bedroom Four

Currently being used as an office with central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Aquaboard to the walls and ceiling and complementary flooring.

Front Garden

Wrap around barked area with a variety of mature plants and shrubs.

Rear Garden

Enclosed walled rear gardens with astroturf, raised beds to the rear and paved patio area.

Driveway

Tarmac driveway leading to the garage.

Garage

Single garage with up and over door, power, light and side courtesy door.

Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agent Note

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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Taunton Way, Retford

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- Well presented four bedroom detached family home
- Two reception rooms, breakfast kitchen and cloakroom downstairs
- En suite to master bedroom and further family bathroom
- Enclosed rear gardens with paved patio area

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£294,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110682 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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