



6 Kingsway

Taunton, TA1 3YD

£485,000 Freehold

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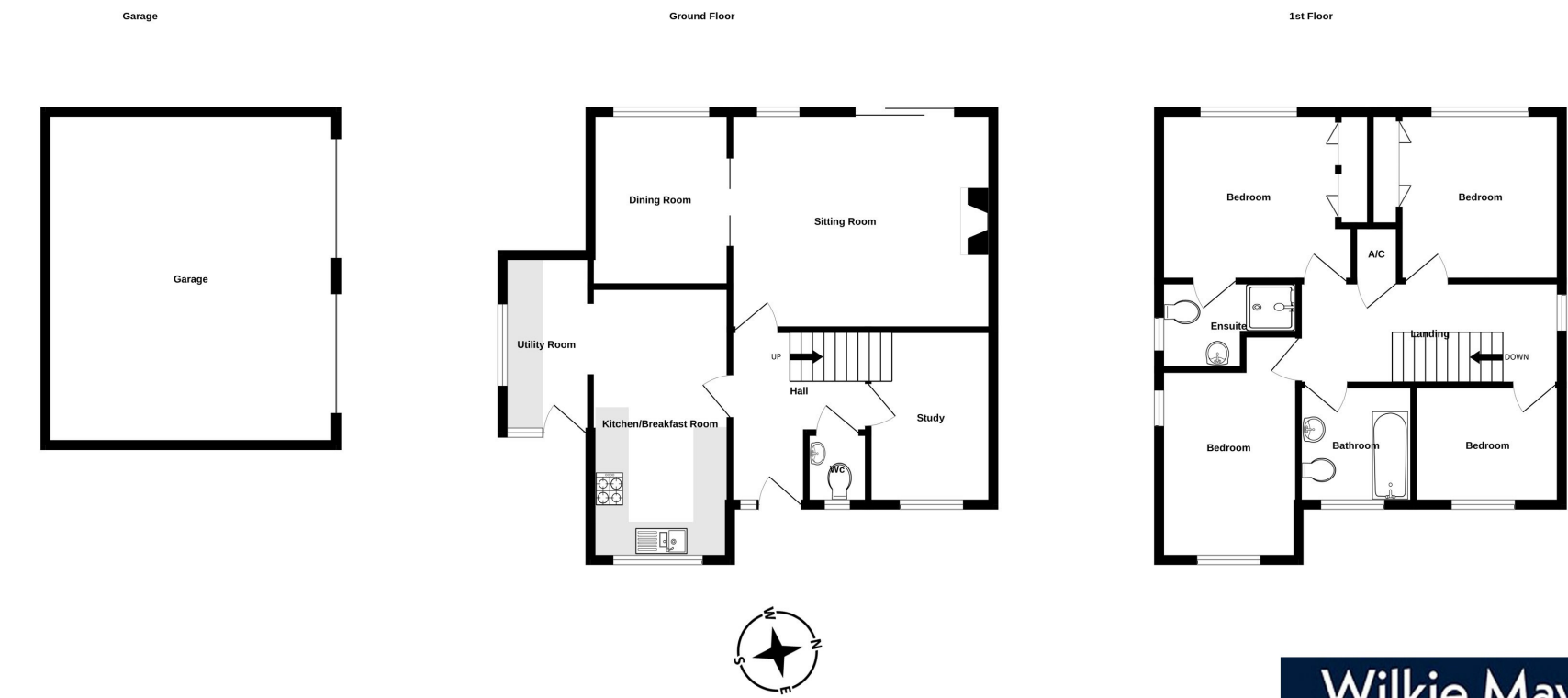
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Wilkie May

& Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM: 3'7" x 2'8" (1.09m x 0.81m), STUDY 10'5" x 7'4" (3.17m x 2.23m), KITCHEN: 16'11" x 8'4" (5.15m x 2.54m),
UTILITY ROOM: 10'5" x 5'1" (3.17m x 1.54m), LIVING ROOM: 15'8" x 13'1" (4.77m x 3.98m), DINING ROOM: 10'3" x 8'4" (3.12m x 2.54m)
FIRST FLOOR: LANDING, BEDROOM ONE: 10'1" x 9'7" (3.07m x 2.92m), EN-SUITE SHOWER ROOM: 5'5" x 4'9" (1.65m x 1.44m), BEDROOM TWO: 9'7" x 9'7" (2.92m x 2.92m),
BEDROOM THREE: 11'4" x 8'3" (3.45m x 2.51m), BEDROOM FOUR: 9'0" x 7'0" (2.74m x 2.13m), BATHROOM: 6'8" x 6'6" (2.03m x 1.98m)



Description

Situated in a peaceful cul-de-sac position within the sought after Killams development to the South of Taunton, is this beautifully presented and upgraded four bedroom executive detached family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, offers spacious accommodation arranged over two floors.

- Four Bedrooms
- Beautifully Presented
- Quiet Cul-De-Sac Position
- Double Garage
- uPVC Double Glazing
- Gas Central Heating
- Landscaped Rear Garden



Internally, a front door leads into wide entrance hall with cloakroom off. There is a good size, light and airy living room with double sliding doors leading to a separate dining room and patio doors leading out to the garden. The kitchen has been completely refitted with a range of stylish matching wall and base units, work surfaces and upstands with space for range oven with extractor hood above along with a wall mounted gas boiler. There is space for a breakfast table and an opening through to a handy utility area with space and plumbing for a tumble dryer and access to the garden. A useful study completes the ground floor. To the first floor are four bedrooms (bedrooms one and two with fitted wardrobes and bedroom one also benefitting from a well appointed and completely refitted en-suite).

A stylish refitted family bathroom completes the accommodation. Externally, the property is set in a beautifully maintained and fully enclosed garden. There is a combination of brick wall and timber fencing. The garden has been creatively landscaped and enjoys a pleasant Westerly aspect. An area of sandstone patio adjoins the rear of the property with shaped lawn and mature borders. The patio extends around the side of the property to an enclosed courtyard with gated side access. The front is approached by a double width tarmac driveway leading to a detached double garage with two up-and-over doors. The front garden has been laid to decorative slate chippings for ease of maintenance.

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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: [w3w.co/treatment.things.secures](https://www.w3w.co/treatment.things.secures)

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Coverage: Indoor & Outdoor —voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. A Buyer is advised to obtain verification from their Solicitor.



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