

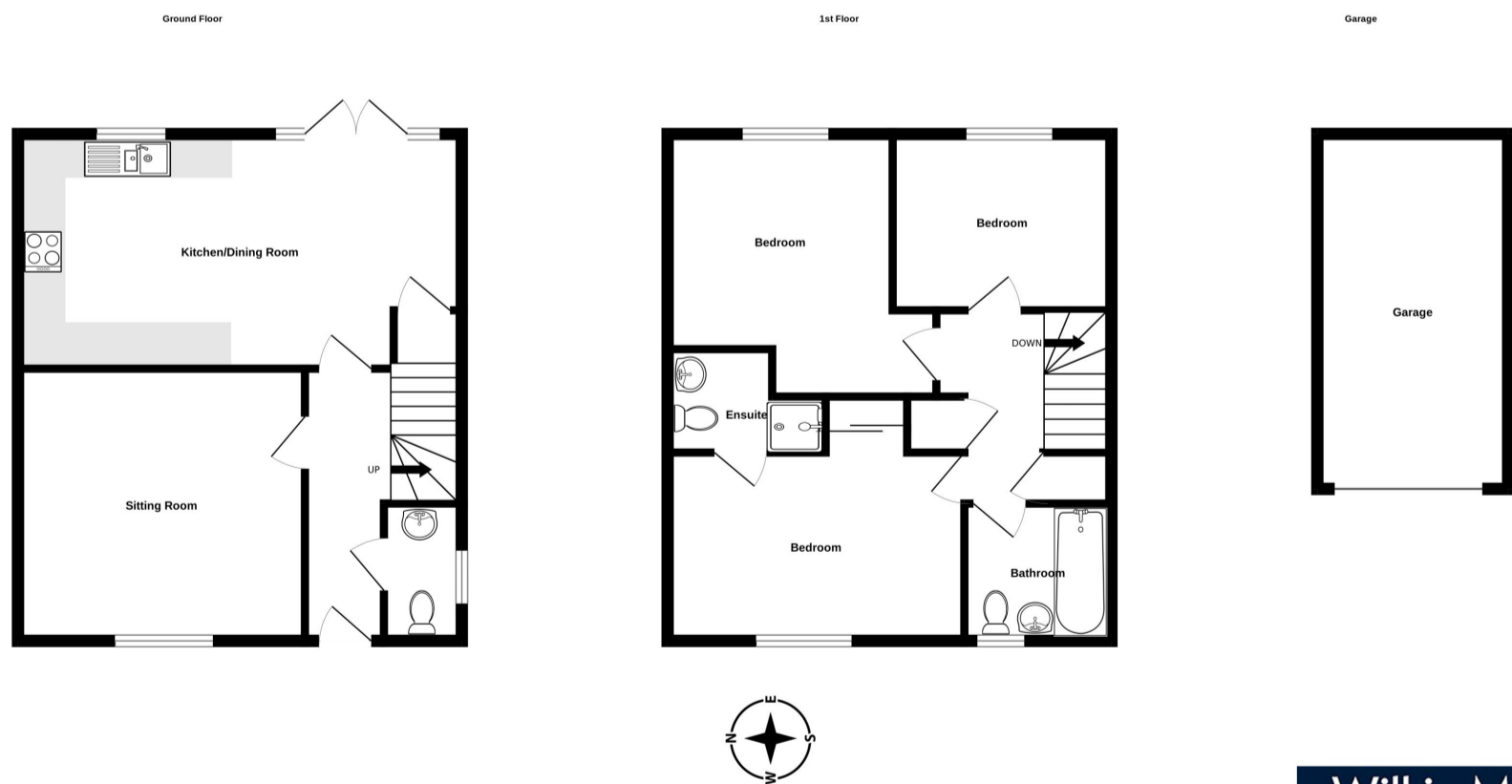


**33 Cutliffe Road**  
 Killams Park, TA1 3GA  
 £360,000 Freehold

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<b>3</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

**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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& Tuckwood**

**GROUND FLOOR:** ENTRANCE HALL, CLOAKROOM, SITTING ROOM: 13'8" x 13'0" (4.16m x 3.96m), KITCHEN/DINING ROOM: 21'4" x 11'2" (6.50m x 3.40m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 13'10" x 10'8" (4.21m x 3.25m), EN-SUITE SHOWER ROOM: 5'3" x 7'5" (1.60m x 2.26m), BEDROOM TWO: 12'0" x 10'6" (3.65m x 3.20m),

BEDROOM THREE: 10'5" x 8'7" (3.17m x 2.61m), BATHROOM: 7'0" x 6'5" (2.13m x 1.95m)

**WM&T**

# Description

Situated on Phase Two of the highly sought after Killams Park development to the South of Taunton, is this large three bedroom semi-detached family home.

The property, which was constructed by Messrs Summerfield Developments in 2021 to the popular 'Bower' design, offers spacious accommodation arranged over two floors at approximately 1,054 sq.ft.

The property is benefitted by uPVC double glazing and mains gas fired central heating (with a combination boiler) and has the benefit and peace of mind of the remainder of its 10 year NHBC guarantee.

The property is situated in a pleasant cul-de-sac with views over fields to the front.

- Constructed In 2021
- Three Bedrooms
- Semi-Detached
- Sought After Location
- Remainder Of 10 Year NHBC Guarantee
- Single Garage And Off-Road Parking



Internally, a front door leads into entrance hall with cloakroom off. There is a generous size sitting room to the front and a superb kitchen/dining room to the rear. The kitchen comprises of a range of matching wall and base units, quartz work surfaces and upstands with integrated AEG single oven, gas hob and extractor fan, integrated 50/50 fridge/freezer, integrated washing machine and dishwasher as well as French doors giving access to the rear. There is also a generous size understairs storage cupboard. To the first floor are three bedrooms (bedroom one with built-in wardrobes with mirror fronted sliding doors and en-suite facilities).

The en-suite comprises of wc, wash hand basin, walk-in shower with tiled surround and electric shower. A family bathroom completes the accommodation and comprises of wc, wash hand basin, bath with tiled surround and thermostatic shower over. Externally, there is a fully enclosed garden with an area of patio adjoining the rear of the property, gated side access and the remainder of the garden is laid to lawn. A single garage with electric power and lighting can be found alongside and leads to a driveway offering off-road parking.

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## GENERAL REMARKS AND STIPULATIONS:

**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/deals.chart.closes](https://w3w.co/deals.chart.closes)

**Council Tax Band:** D

**Agents Note:** There is an annual Service Charge for this development of £200.

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 2023. 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.

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 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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