



'Katel House',
10a Glenwood Gardens
 Taunton, TA2 7PA
 £425,000 Freehold

			
4	1	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM: 5'1" x 2'8" (1.54m x 0.81m), LIVING ROOM: 17'8" x 15'3" (5.38m x 4.64m), DINING ROOM: 14'6" x 11'9" (4.41m x 3.58m),

KITCHEN/BREAKFAST ROOM: 22'4" x 12'6" (6.80m x 3.81m), UTILITY ROOM: 7'9" x 6'8" (2.36m x 2.03m)

FIRST FLOOR: LANDING, BEDROOM ONE: 13'2" x 12'6" max (4.01m x 3.81m max), EN-SUITE SHOWER ROOM: 9'3" x 7'7" (2.81m x 2.31m),

BEDROOM TWO: 11'9" x 10'8" (3.58m x 3.25m), BEDROOM THREE: 11'9" x 8'8" (3.58m x 2.64m), BEDROOM FOUR: 9'4" x 8'9" max (2.84m x 2.66m max),

BATHROOM: 12'5" x 5'7" max (3.78m x 1.70m max)

EXTERNAL: SINGLE GARAGE: 18'2" x 9'5" (5.53m x 2.87m), CABIN/WORKSHOP: 12'6" x 9'5" (3.81m x 2.87m)

Description

Situated in a quiet and secluded position is this four bedroom detached chalet home. With spacious and beautifully presented accommodation throughout, the property is heated via a gas fired central heating system (underfloor heating on the ground floor) and is uPVC double glazed throughout.

Externally, there is a good size, low maintenance rear garden which is private and not overlooked. Within the garden is a good size cabin/workshop with power and electric. Alongside the house is a single garage with ample off-road parking in front.

- Four Bedrooms
- Detached
- Underfloor Gas Central Heating
- Sought After Location
- uPVC Double Glazed
- Single Garage
- Off-Road Parking
- Good Size Enclosed Garden



The accommodation comprises in brief, entrance hallway with solid wood staircase leading to the first floor, a ground floor cloakroom with low level wc, wash hand basin and obscured double glazed window to the front, living room with French doors providing access into the rear garden, a good size dining room, kitchen/breakfast room with a selection of matching wall and base storage units, roll edge work surfaces, range cooker with extractor fan above, integrated wine fridge, fridge/freezer and a stainless steel sink with hot and cold mixer tap. The ground floor accommodation is completed with a useful utility room with further work surface space, space and plumbing for a washing machine and space for a tumble drier.

On the first floor there are four bedrooms (bedroom one and bedroom two both with integrated wardrobes), a master en-suite shower room and a family bathroom. Externally, there is a good size, low maintenance rear garden which is private and not overlooked. The garden is laid predominantly to patio and artificial turf with a selection of flower and shrub borders. Within the garden there is a good size cabin/workshop with power and electric. Alongside the house is a single garage with power, lighting and an up-and-over door. To the front of the property is a private driveway laid to block paving providing off-road parking for several cars.

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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/design.create.fluid

Council Tax Band: E

Agents Note: On the first floor there is limited head room in some rooms.

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

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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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