



**28 The Fairways**  
 Taunton, TA1 3PA  
 £450,000 Freehold

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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: 5'8" x 3'2" (1.72m x 0.96m), SITTING ROOM: 17'6" x 11'8" max (5.33m x 3.55m max),

DINING ROOM: 9'7" x 8'7" (2.92m x 2.61m max), CONSERVATORY: 11'2" x 10'7" max (3.40m x 3.22m max), KITCHEN: 11'8" x 10'4" (3.55m x 3.14m),

UTILITY ROOM: 7'9" x 7'9" (2.36m x 2.36m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 13'2" x 11'9" (4.01m x 3.58m), EN-SUITE SHOWER ROOM: 6'8" x 6'3" (2.03m x 1.90m), BEDROOM TWO: 11'5" x 9'9" (3.47m x 2.97m),

BEDROOM THREE: 12'3" x 9'3" (3.73m x 2.81m), BEDROOM FOUR: 10'6" x 9'5" max (3.20m x 2.87m max), BATHROOM: 7'2" x 6'5" (2.18m x 1.95m)

**EXTERNAL:** GARAGE: 16'9" x 8'8" (5.10m x 2.64m)

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# Description

Situated in a secluded position on a popular modern development, is this four bedroom detached family home which is offered to the market with vacant possession and no onward chain.

The property, which has recently had a brand new kitchen, brand new floor coverings and complete redecoration throughout, is warmed via a mains gas fired central heating system and is uPVC double glazed.

Externally there is a good size, private rear garden, a single garage and a driveway providing off road parking for two cars.

- Four Bedrooms
- Detached
- Conservatory
- No Onward Chain
- Recently Re-Decorated
- New Floor Coverings Throughout
- Gas Central Heating
- Off-Road Parking and Garage



The accommodation is arranged over two floors and comprises in brief; front door leading into entrance hallway with stairs rising to the first floor, cloakroom with low level wc and wash hand basin. The living room has a uPVC double glazed bay window providing aspect to the front and leads through to the dining room. Off the dining room there is a double glazed conservatory with a door opening out on to the rear garden. The newly fitted kitchen offers a selection of modern wall and base storage units with work surfaces, integrated eye level double oven, integrated four ring gas hob with extractor fan above plus space/plumbing for a dishwasher. The utility room offers further work surfaces space, sink and space/plumbing for a washing machine.

On the first floor there are four good size bedrooms, three of which with integrated wardrobes. The master bedroom has an en-suite shower room comprising low level wc, wash hand basin and shower cubicle. The family bathroom comprises panelled bath, low level wc and wash hand basin. Externally, the rear garden is predominantly laid to lawn with an area of patio. There is an outside tap and useful pedestrian side access. To the front of the property there is a driveway providing off road parking for two vehicles. The single garage has an up-and-over door, courtesy door into the utility room, power and lighting.

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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/green.sprint.valid](https://www.w3w.co/green.sprint.valid)

**Council Tax Band:** E

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:

<sup>8</sup> 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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