

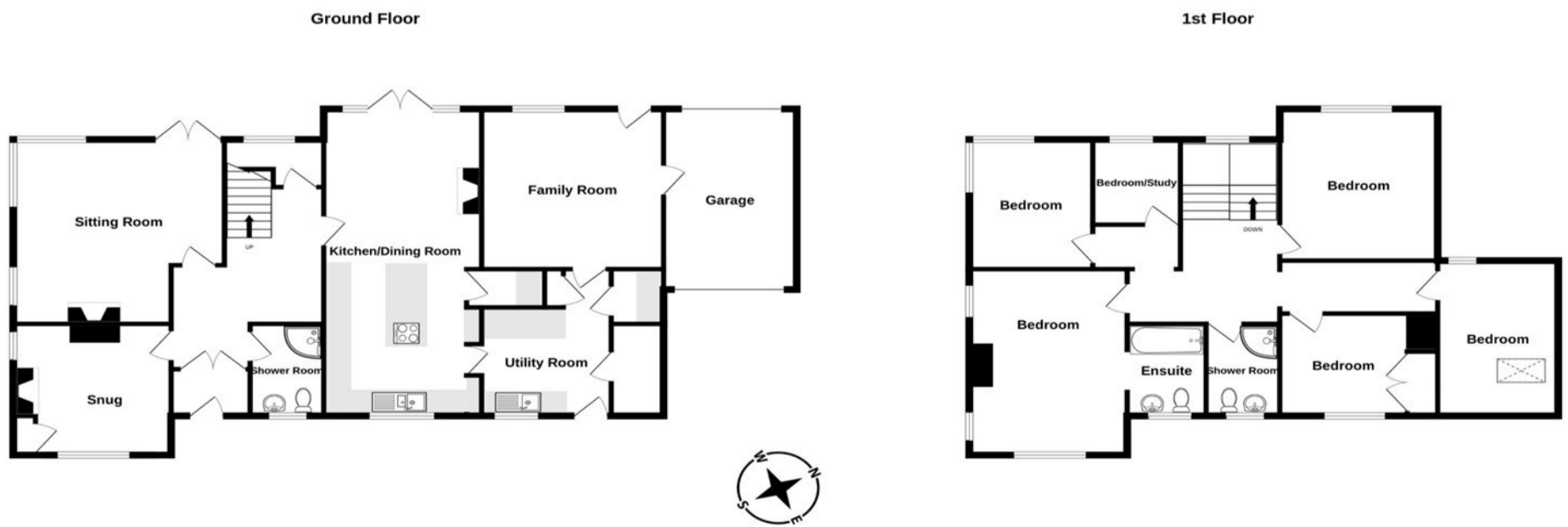


'Byways',
10 Trull Road,
 Taunton, TA1 4PY
 £775,000 Freehold

			
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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 HALL, SITTING ROOM: 15'10" x 15'10" max (4.82m x 4.82m max), STUDY: 10'8" x 10'5" (3.25m x 3.17m), SHOWER ROOM: 5'5" x 7'1" (1.65m x 2.15m), KITCHEN/DINING ROOM: 27'8" x 10'9" (8.43m x 3.27m), UTILITY ROOM: 9'10" x 9'3" (2.99m x 2.81m), FAMILY ROOM: 12'6" x 13'10" (3.81m x 4.21m), SNUG

FIRST FLOOR: LANDING, BEDROOM ONE: 11'11" x 16'2" (3.63m x 4.92m), EN-SUITE SHOWER ROOM: 5'8" x 7'8" (1.72m x 2.33m), BEDROOM TWO: 11'11" x 13'6" (3.63m x 4.11m), BEDROOM THREE: 9'4" x 11'1" (2.84m x 3.37m), BEDROOM FOUR: 10'10" x 8'6" (3.30m x 2.59m), BEDROOM FIVE: 12'11" x 7'11" (3.93m x 2.41m), OFFICE: 6'2" x 7'5" (1.87m x 2.26m), SHOWER ROOM: 5'6" x 7'11" (1.67m x 2.41m)



Description

Situated in a tucked away position and offering fine views to the rear over Taunton towards the Quantock Hills, is this imposing five bedroom late 1920s/early 1930s style detached family home.

The property, which offers spacious and well planned accommodation arranged over two floors, is benefitted by double glazing and mains gas fired central heating.

Over recent years, the property has benefited from the refitting of the kitchen, the removal of the wall to the dining room to create a beautiful open plan space.

The property is further enhanced by being set on a generous size plot with planning permission for a single storey extension.

The property is centrally located within easy reach of Taunton town centre, Musgrove Park Hospital and renowned primary and secondary schools as well as Queens College.

- Detached
- Five Bedrooms
- Double Glazing & Gas Fired Central Heating
- Planning Permission To Extend
- Set On A Generous Plot
- Ample Off-Road Parking & Single Garage



Internally, a front door leads into wide entrance hall with doors to all principle rooms except the utility room and games room. From this centralised hallway, there is a door to a good size sitting room with dual aspect windows making it a light and airy space. There is a separate snug to the front of the property with a separate shower room located on the other side of the hallway. The shower room comprises of wc, wash hand basin, walk-in shower with tiled surround and electric shower. From the hallway, an imposing staircase rises to the first floor with a useful understairs storage area and a doorway leading through to a refitted open plan kitchen/dining room. The kitchen is fitted with a matching range of wall and base units, work surfaces and upstands with integrated double oven, electric hob and extractor fan with integrated 70/30 fridge/freezer, integrated dishwasher and French doors to the garden. There is a useful larder and doorway through to a good size utility room.

The utility offers space and plumbing for a washing machine and tumble dryer and houses the wall mounted gas combination boiler. There is also access to the front, a pantry and separate boot room as well as access through to a family room, which in turn offers access through to the garage and out into the garden. To the first floor are five bedrooms (bedroom one offering open plan en-suite comprising of wc, wash hand basin and bath). There is a useful office and a shower room that completes the accommodation. Externally, the property is set on a generous size plot and is approached via a private unadopted lane. The front is laid to majority with a brick pavior driveway with a turning circle, offering off-road parking comfortably for several vehicles, as well as access to a single garage and gated side access to the rear garden. The rear garden itself is fully enclosed and set on two levels. Adjacent to the house at the top is a generous area of lawn and two timber sheds. There are steps leading down to a dual purpose area – ideal for entertaining with a good size patio and a variety of raised vegetable planters.



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/mind.result.spoke

Council Tax Band: G

Agents Note: Planning Permission exists for the erection of a single storey extension to the side and rear of the property. Reference number: 38/21/0470.

Agents Note: We understand that the property is set in a conservation area.

Broadband: Ultrafast—up to 1000Mbps download speed and 220Mbps upload speed. **Flood Risk:** River & Sea: very low. Surface Water—very low. Reservoir & Groundwater—unlikely in this area.

Mobile Phone Coverage: Indoor—voice & data available with EE, 3, O2 & Vodafone. Outdoor—voice, data & enhanced data available with EE, 3, O2 & Vodafone.

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 February 2024. 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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