



42 Killams Green
 Taunton, TA1 3YQ
 £525,000 Freehold

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**Wilkie May
 & Tuckwood**

Floor Plan

Ground Floor



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. Made with Metropia (2024)

GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, SITTING ROOM: 18'1" x 14'3" (5.51m x 4.34m), DINING ROOM: 9'10" x 12'0" (2.99m x 3.65m), KITCHEN: 14'2" x 9'11" (4.31m x 3.02m), UTILITY ROOM: 6'10" x 10'1" (2.08m x 3.07m), BEDROOM ONE: 12'5" x 12'0" (3.78m x 3.65m), EN-SUITE SHOWER ROOM: 6'5" x 4'9" (1.95m x 1.44m), BEDROOM TWO: 13'8" x 8'9" (4.16m x 2.66m), BEDROOM THREE: 10'0" x 8'0" (3.04m x 2.43m), SHOWER ROOM: 6'5" x 6'9" (1.95m x 2.05m)

Description

This three bedroom executive detached bungalow is set on a delightful corner plot within a cul-de-sac position within the popular residential location of Killams to the South of Taunton.

The property, which was constructed in approx. 1999 by local builders CS Williams, offers spacious well-presented accommodation benefitted by uPVC double glazing and warmed via a gas fired central heating system (new gas combi boiler installed 2022).

The property is further enhanced by a generous size, well-kept garden along with a double garage with electric garage door. Internally the bungalow has been recently re-decorated as well as being re-carpeted.

- Detached
- Three Bedrooms
- Good Size Garden
- Sought After Residential Location
- Double Garage



In brief, the accommodation comprises; wide entrance hall with cloakroom off, sitting room and separate dining room. There is a fitted kitchen comprising a range of matching wall and base units, work surfaces and tiled splashbacks, integrated stainless steel oven and four ring electric hob, utility room with space and plumbing for a washing machine, access to a rear lobby and garage. There are three good size bedrooms (bedroom one with en-suite shower room and two double built-in wardrobes). A shower room completes the accommodation.

Externally, the property is set on a generous size well-kept corner plot which extends to the rear and side of the bungalow. There is gated side access and an outside tap. A large patio adjoins the rear of the property with the main garden laid to shaped lawn with mature borders. The garden is fully enclosed via timber fencing and is well screened offering a good degree of privacy. A double garage alongside offers electric, power and light as well as an electric door. There is a large driveway with off-road parking for several family vehicles.

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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/blissful.stuff.unlimited

Council Tax Band: F

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: voice & data likely with EE, 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 June 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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