



**11 Stockwell Road**  
Killams Park, TA1 3FU  
£416,500 Freehold

  
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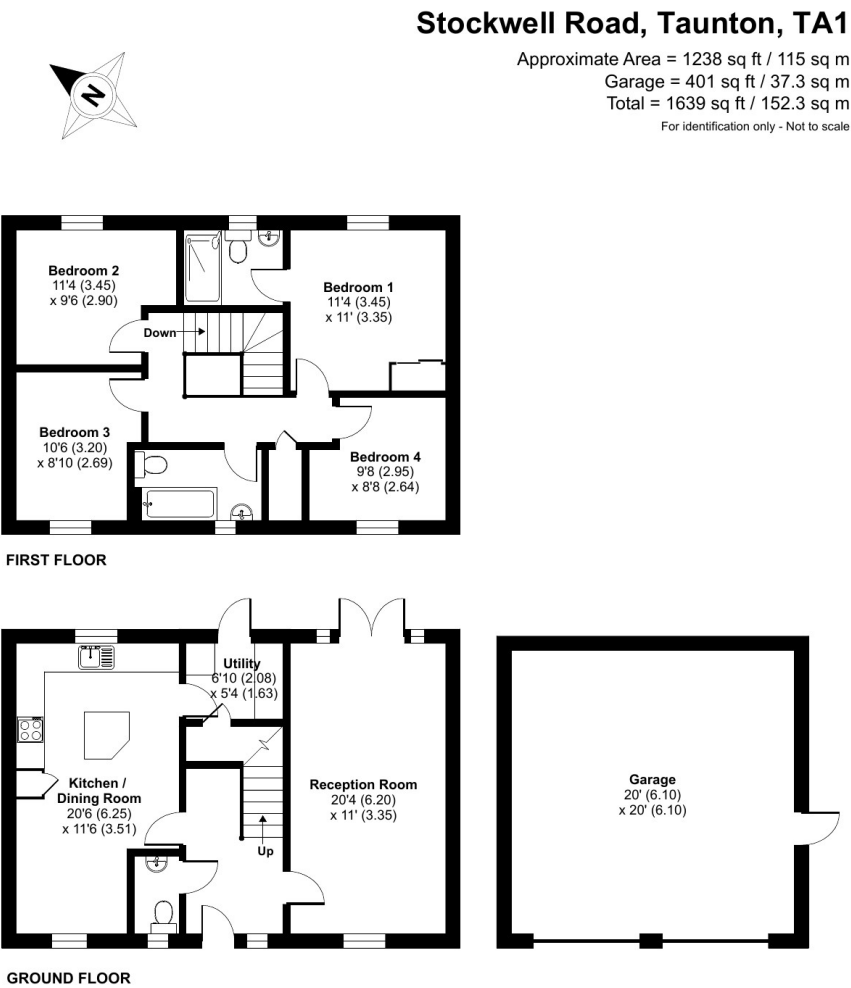
  
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**Wilkie May  
& Tuckwood**

Floor Plan





# Description

Situated on Phase One of the highly sought after Killams Park development, is this well presented four bedroom modern detached family home.

The property, which was constructed in 2017 by Messrs Summerfield Developments to their popular Moorlinch design, offers spacious accommodation arranged over two floors and is benefitted by gas fired central heating (with a combination boiler), uPVC double glazing, a double garage, and the benefit and peace of mind of the remainder of its 10 year NHBC guarantee.

- Detached
- Four Bedrooms
- Sought After Development
- Constructed In 2017
- Gas Fired Central Heating
- uPVC Double Glazing
- Remainder Of 10 Year NHBC Guarantee
- Double Garage & Off-Road Parking



Internally, a front door leads into wide entrance hall with cloakroom off and staircase rising to the first floor. To the right hand side is a generous size living room with French doors leading to a raised patio and outside. On the opposite side of the hallway is a well equipped modern fitted kitchen comprising a range of matching wall and base units, granite work surfaces and upstands with integrated double SMEG oven, five ring gas hob and extractor fan over with 50/50 integrated fridge/freezer and an island unit. A doorway from the kitchen leads into a utility room with space and plumbing for a washing machine and space for a tumble drier as well as access to the outside. To the first floor is a light and airy landing with doors to all four bedrooms.

Bedroom One benefits from a double fitted wardrobe and an en-suite shower room comprising wc, wash hand basin, walk-in double shower with electric shower over. A family bathroom completes the accommodation. Externally, there is a fully enclosed, hard landscaped garden designed for ease of maintenance. From the rear of the property is a raised area of patio with wrought iron railings and steps down to the main garden, which is laid predominantly to decorative gravel chippings (with a herringbone drainage system beneath) and a further patio area. Alongside is a double garage with two up-and-over doors, electric power and light and parking for two cars on the driveway in front.

WM&T



## 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/mediate.mango.removals](https://w3w.co/mediate.mango.removals)

**Council Tax Band:** E

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

**Mobile Phone Coverage:** Indoor—voice & data likely available with EE & Vodafone. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

**Agents Note:** There is an Estate Management Charge for this development of £200 p/a payable to Alpha Housing Ltd.

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 September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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