



‘Brook House’, 3 Mountfields Park

Taunton, TA1 3BH

£575,000 Freehold



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EPC

**Wilkie May
& Tuckwood**

Floor Plan

Mountfields Park, Taunton, TA1

Approximate Area = 1814 sq ft / 168.5 sq m
For identification only - Not to scale

GROUND FLOOR

- Office / Study Room
- Kitchen / Dining Room: 27'2 (8.28) max x 16'3 (4.95) max
- Gym / Reception Room: 27'5 (8.36) max x 7'9 (2.36) max
- Sitting Room: 13'10 (4.22) max x 13'8 (4.17) max
- Reception Room 2: 13'11 (4.24) max x 13'10 (4.22) max
- Utility / Cloakroom

FIRST FLOOR

- Bedroom 3: 10'4 (3.15) x 7'8 (2.34) max
- Bedroom 2: 13'10 (4.22) max x 11' (3.35) max
- Bedroom 1: 13'10 (4.22) max x 13'10 (4.22) max
- Bedroom 4: 9'4 (2.85) x 7'4 (2.24)
- Bathroom
- Down

 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1206293

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Description

Offered to the market is this deceptively spacious double fronted 1930’s style four bedroom detached family home, which has been extensively extended by its current owners offering flexible accommodation and in excellent decorative order throughout.

The property is warmed via a mains gas fired central heating system and a wood burner and is uPVC double glazed throughout.

Externally, there is a larger than average enclosed rear garden which is predominantly laid to lawn with mature trees, offering a good degree of privacy and a driveway to the front providing off-road parking for several vehicles.

- Four Bedrooms
- Extended Detached 1930's House
- Separate Shower Room
- Mains Gas Central Heating
- uPVC Double Glazing
- Larger Than Average Rear Garden
- Driveway Providing Off-Road Parking



The accommodation comprises in brief; entrance hallway with feature floor and doors leading to both the second reception room (with original brick fireplace with an electric wood burner effect fire and feature picture rails and window seat) and the living room. Both rooms have a uPVC double glazed window providing aspect to the front. The kitchen is fitted with a range of matching wall and base storage units with quartz work surfaces above, integrated dishwasher, integrated fridge, integrated separate freezer, Rangemaster range cooker with induction hob and double oven and grill with extractor fan above. A further doorway from the kitchen gives access to the study and gym/3rd reception room.

To the first floor are four good size bedrooms and a separate shower room. The accommodation is completed with a modern bathroom comprising rolled top bath with shower over, low level wc and a wash hand basin inset into a vanity unit. Externally, the property is approached via a shared driveway, which has a shared responsibility with the additional four neighbours. There is an enclosed rear garden which is accessed via either side of the property. Predominantly the rear garden is laid to lawn with many trees offering a good degree of privacy. There is also outside electric and lighting and an outside tap. The hot tub is available for sale under separate negotiations. To the front of the property there is a mature hedgerow, and a block pavior driveway providing off-road parking.

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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/bond.ranch.across

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 with EE; limited voice & data with Three & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

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

Agents Note: This property belongs to a member of staff of Wilkie May & Tuckwood.

Agents Note: We understand that the property is accessed via a private road.

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 October 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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