



Sloe Tree House

Staplehay, TA3 7HD
£625,000 Freehold


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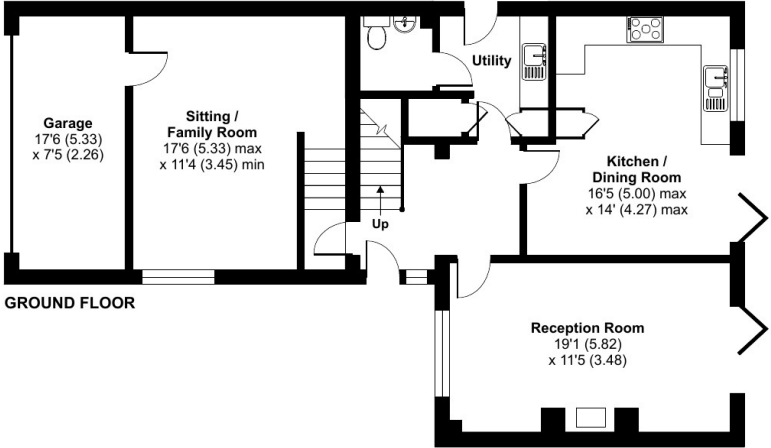
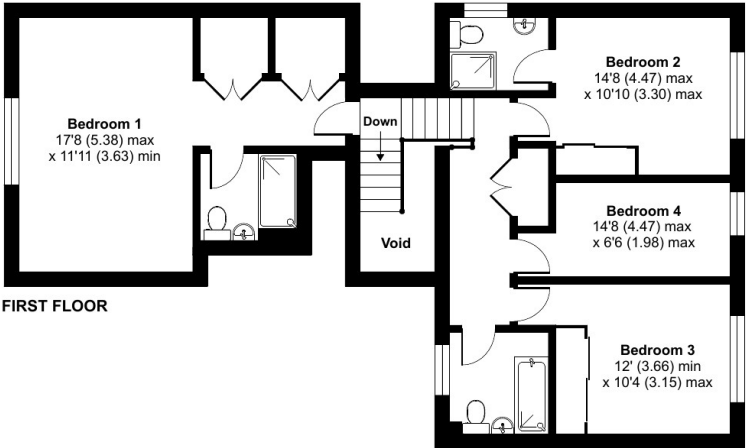
EPC

Wilkie May
& Tuckwood

Floor Plan

Sloe Tree House, Staplehay, Trull, Taunton, TA3

Approximate Area = 1859 sq ft / 172.7 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 1987 sq ft / 184.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1242445

Description

This beautifully presented four bedroom detached home is situated in the sought-after village of Staplehay, on the outskirts of Taunton and within close proximity to locally renowned primary and secondary schools. Finished to an exceptionally high standard throughout, this property offers spacious and versatile living accommodation, ideal for modern family life.

There is a part-converted double garage which has been transformed into a versatile sitting room/ family room, offering flexible additional space to suit your needs. The property is warmed via mains gas fired central heating (with underfloor heating to the majority of the ground floor) and is uPVC double glazed throughout.

Externally, the garden is designed for entertaining, with two patio areas perfect for al fresco dining, a well maintained lawn, and mature planting. The property also benefits from off-road parking for two vehicles.

- Four Bedrooms
- Detached House
- Popular Village Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Off-Road Parking
- Part-Converted Double Garage



The accommodation comprises in brief; front door leading into an entrance hallway with stairs leading to the first floor and doors into all principle ground floor rooms. The living room has a wood burning stove, doors providing access into the rear garden and a double glazed window with fitted blinds with aspect to the front. The good size kitchen/dining room has a selection of matching wall and base storage units with quartz work surfaces, electric range with extractor fan above, integrated dishwasher, integrated microwave and space for an American style fridge/freezer. Off the hallway there is a useful utility room with space and plumbing for a washing machine, space for a tumble drier and a door leading to the garden. There is also a ground floor cloakroom with low level wc and wash hand basin. The ground floor accommodation is completed with the part converted garage which is accessed off the hallway and down steps.

The conversion has created a versatile sitting room/family room with a door leading into the front part of the garage which has been retained for storage. On the first floor there are four bedrooms (bedroom one with two double built in wardrobes and an en-suite shower room). There are integrated wardrobes in three of the four bedrooms and bedroom two also benefits from en-suite shower facilities. The family bathroom comprises low level wc, wash hand basin and panelled bath with shower over. Externally, the rear garden is private and is laid predominantly to lawn with two areas of patio, outside lighting, one outdoor double socket and an outside tap. To the front of the property there is a double width driveway and storage area in the front part of the garage with power, lighting and an electric roller door.

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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/revives.appraised.homecare](https://www.w3w.co/revives.appraised.homecare)

Council Tax Band: F

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

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

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

Agents Note: There is a live planning application for residential development creating up to 145 dwellings off Sweethay Lane. Please see planning application 42/15/0001 for further information.

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 2025. 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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