

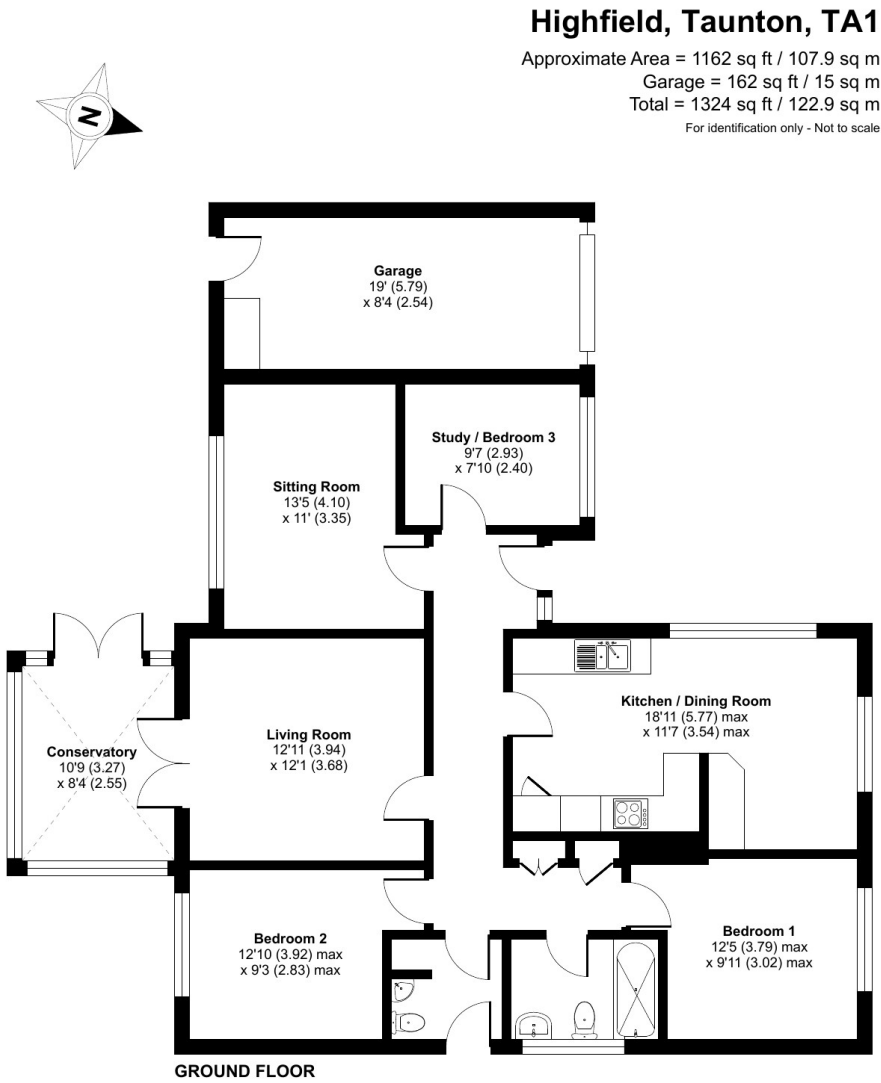


31 Highfield
Taunton, TA1 5JG
£390,000 Freehold

			D
3-4	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1254582 © nichecom 2025.

Description

Situated in one of Taunton’s most popular locations, is this well presented three/four bedroom detached 1960s style bungalow.

The property, which is set in front and rear gardens, is benefitted by double glazing and mains gas fired central heating and is further enhanced by a generous sized double glazed conservatory to the rear.

- Detached Bungalow
- Three/Four Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Conservatory Extension
- Popular Residential Location



Internally, a front door leads into entrance hall with doors to all principle rooms. The living room is light and airy with a feature fireplace housing an electric fire and French doors leading to a conservatory. The conservatory has a solid base and double glazed windows to the side and rear with French doors to the outside. From the hallway, a doorway leads through to a fitted kitchen comprising of a range of wall and base units, roll edge work surfaces and tiled splashbacks, integrated oven and gas hob with extractor over, space and plumbing for dishwasher and fridge. The kitchen benefits from dual aspect windows and has space for a breakfast table. There are four bedrooms (bedrooms one and two are at one end of the bungalow) along with a family bathroom comprising a three-piece white suite of wc, wash hand basin and bath with tiled surround and shower over.

Two further bedrooms are found at the opposite end of the bungalow and are currently utilised as an additional reception room and an office/study. A cloakroom/utility room offers side access to the garden and completes the accommodation. Externally, the property enjoys front and rear gardens. The front garden is laid to lawn with mature borders along with driveway offering off-road parking for two vehicles leading to a single garage with electric power and light. The rear garden is fully enclosed with gated side access and enjoys a Southerly aspect. A main lawn extends out from a sun terrace and includes established borders incorporating a variety of trees and shrubs, as well as a raised deck adjoining the rear of the bungalow.



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/song.pigs.cool

Council Tax Band: E

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

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



Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

