



1 Bishops Close

Killams Park, TA1 3FW
£450,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, LIVING ROOM: 20'9" x 12'1" (6.32m x 3.68m), KITCHEN/DINER: 20'8" x 12'0" (6.29m x 3.65m),

UTILITY ROOM: 6'4" x 5'8" (1.93m x 1.72m)

FIRST FLOOR: LANDING, BEDROOM ONE: 12'2" x 12'5" (3.70m x 3.78m), EN-SUITE SHOWER ROOM: 7'8" x 5'2" (2.33m x 1.57m), BEDROOM TWO: 10'0" x 12'6" (3.04m x 3.81m),

BEDROOM THREE: 8'9" x 7'11" (2.66m x 2.41m), BEDROOM FOUR: 12'4" x 7'11" (3.75m x 2.41m), BATHROOM: 5'7" x 8'2" (1.70m x 2.48m)

Description

Situated on the entrance of Phase Two overlooking green space on the highly sought after Killams Park development to the South of Taunton, is this beautifully presented four bedroom modern detached family home.

The property, which was constructed in circa 2019 by local developers Messrs Summerfield Homes to their popular Martock design, offer spacious accommodation of approximately 1302 sq ft and is benefitted by uPVC double glazing and mains gas fired central heating.

The property is further enhanced by the benefit and peace of mind of the remainder of its 10 year NHBC warrantee and has a fully enclosed garden with a single garage and driveway.

- Detached
- Four Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking
- Remainder Of 10 Year NHBC Warrantee



The accommodation comprises; front door leading into entrance hall with staircase rising to first floor and ground floor cloakroom. There are doors to the living room and kitchen/diner. The living room has a lovely dual aspect with French doors leading to the garden. A kitchen/diner is found on the opposite side of the house and is well fitted with an extensive range of wall and base units, quartz work surfaces and upstands with integrated AEG double oven, five ring gas hob and integrated fridge/freezer. A separate utility room offers space and plumbing for a washing machine, useful understairs cupboard and access to the outside.

From the hallway, a staircase leads to a first floor landing with doors to all bedrooms (bedroom one with double built-in wardrobes with mirror fronted sliding doors and a well appointed en-suite comprising wc, wash hand basin and walk-in shower with tiled surround and electric shower over). A family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over completes the accommodation. Externally, the rear garden is fully enclosed on all sides and offers gated side access. The garden is laid predominantly to lawn. A single garage can be found just behind the garden with electric power and light and leads to a driveway offering off-road parking for two vehicles.

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/dads.most.sums](https://www.w3w.co/dads.most.sums)

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 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—very low.

Agents Note: We understand that there is an Estate Management Charge for the development of £200 p/a.

Agents Note: The garage and driveway shown in the main photo is not the one that belongs to the property.

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



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

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