



29 Parkfield Crescent

Taunton, TA1 4RZ  
£415,000 Freehold

  
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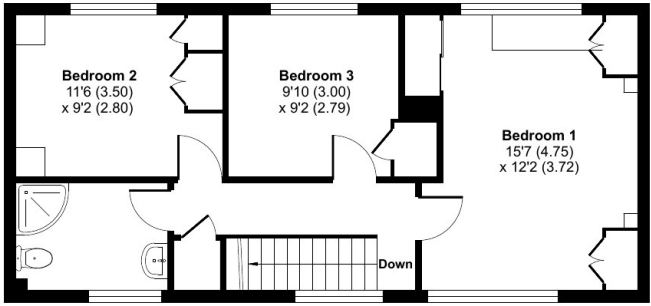
EPC

Wilkie May  
& Tuckwood

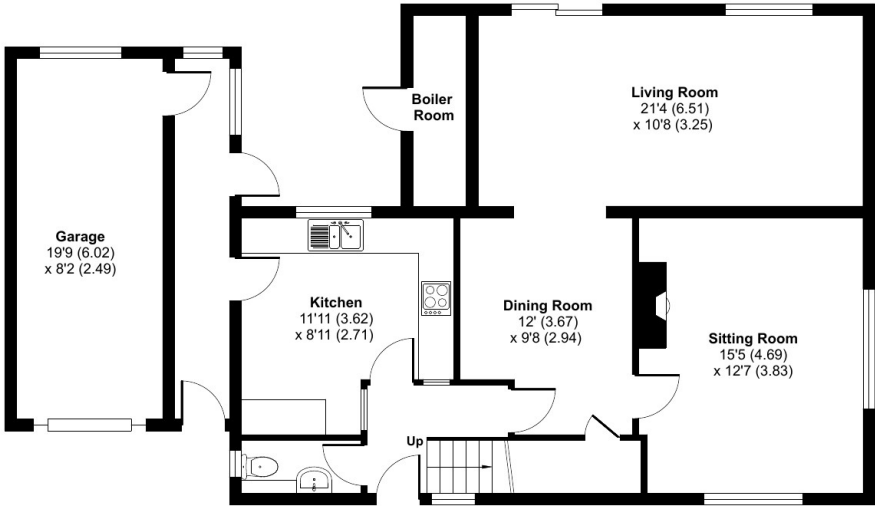
Floor Plan

Parkfield Crescent, Taunton, TA1

Approximate Area = 1313 sq ft / 121.9 sq m  
Garage = 165 sq ft / 15.3 sq m  
Outbuilding = 32 sq ft / 2.9 sq m  
Total = 1510 sq ft / 140.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1262266 © nichcom 2025.



# Description

Situated in an elevated position within the sought after residential location of Parkfield, within close proximity of Musgrove Park Hospital, is this three bedroom extended 1960s detached family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by the addition of a single storey extension to the rear in order to create additional ground floor living.

A particular feature of this superb home is the generous size, well maintained garden.

- Detached
- Three Bedrooms
- uPVC Double Glazing
- Sought After Residential Location
- Gas Fired Central Heating
- Off-Road Parking
- No Onward Chain



In brief, the accommodation comprises front door leading into entrance hall with cloakroom off. There is a fitted kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, fridge and washing machine as well as access to an undercover side access which leads to the garage. From the hallway of the main house, access can be gained through to a dining room that in turn leads into the original sitting room for the property which has a dual aspect. A single storey extension has been added to the rear and is accessed from the dining room and offers access to the garden.

To the first floor there are three bedrooms, all with fitted wardrobes, and a family shower room. Externally, as previously mentioned, the garden is a particular feature of the property and is fully enclosed offering a good degree of privacy. A patio adjoins the rear of the property with steps leading up to an area of well kept lawn with mature trees and shrub borders. The front of the property is approached via a sloped brock pavior driveway offering off-road parking for two family 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/pool.funny.desks

**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, Three, O2 & Vodafone. 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.



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