



3 The Paddock, Killams Lane

Taunton, TA1 3YA  
£625,000 Freehold

  
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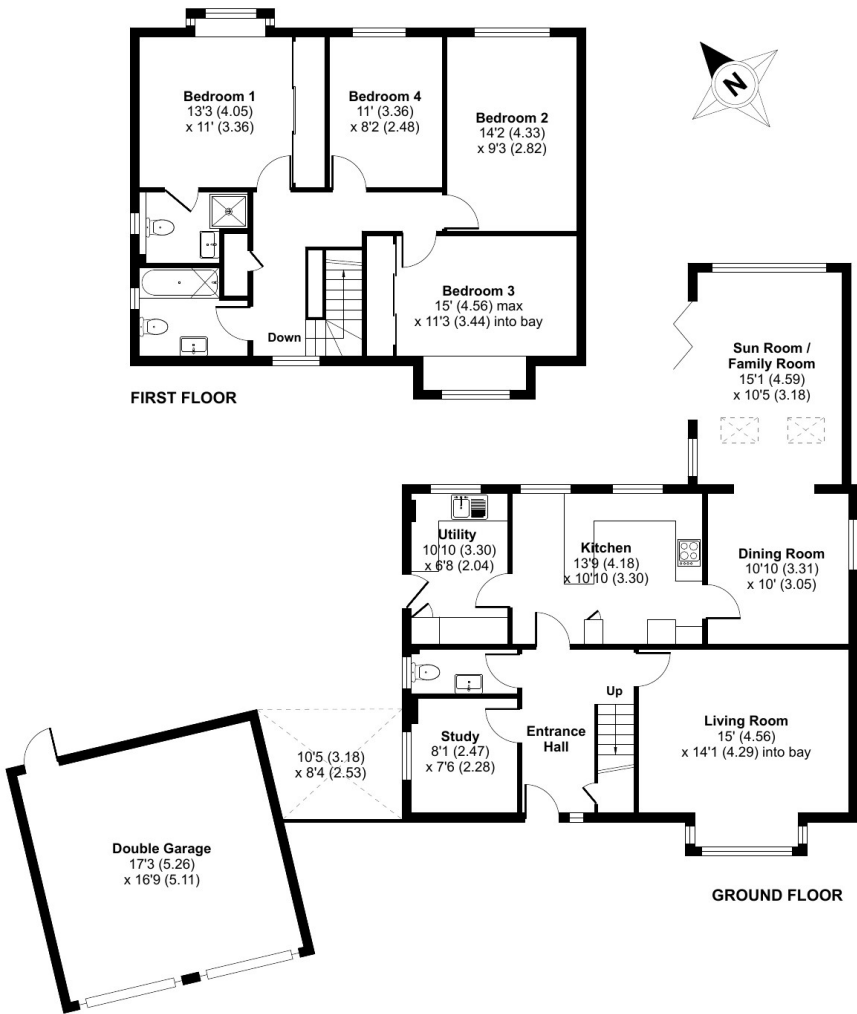
EPC

Wilkie May  
& Tuckwood

Floor Plan

Killams Lane, Taunton, TA1

Approximate Area = 1657 sq ft / 153.9 sq m  
Garage = 289 sq ft / 26.8 sq m  
Total = 1946 sq ft / 180.7 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). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF1269749



# Description

Situated in a pleasant cul-de-sac position within the sought after residential location of Killams to the south of Taunton is this beautifully presented and considerably upgraded four bedroom executive detached family home.

The property which benefits from uPVC triple glazing and mains gas central heating has been further enhanced by the addition of a generous size sun/family room to the rear and benefits from a double garage and driveway alongside. Internally, the property is offered in beautiful condition throughout and has seen upgrades to the Kitchen, bathroom and en-suite.

- Executive Detached Home
- Four Bedrooms
- Landscaped Garden
- Cul-De-Sac Position
- Double Garage



In brief the accommodation comprises; a front door leads into a wide entrance hall with a staircase to the first floor. There is a generous size living room and separate study found to the front of the property. A beautifully re-fitted kitchen fitted with a matching range of wall and base units, granite work surfaces and upstands, integrated oven and gas hob, space for American fridge/freezer. A separate utility room has space and plumbing for a washing machine and tumble drier and offers access to the outside. From the kitchen access can be gained to a dining room which in turn opens into a superb sun/family room. A cloakroom completes the ground floor accommodation.

To the first floor are four bedrooms (bedroom one with re-fitted en-suite shower room) and a re-fitted family bathroom. Externally the property is set in well-tended, landscaped gardens. The rear garden is fully enclosed and has a patio adjoining the rear of the house which extends to the garage. The main garden area is laid to lawn with a second shaped patio in one corner. There is a double garage with electric power and light and two roller doors, a brick pavior driveway offers off-road parking for two vehicles.



### 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:** what3words: fears.greyhound.renovated

**Council Tax Band:** F

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

**Mobile Phone Coverage:** Indoor & Outdoor—voice and 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

