

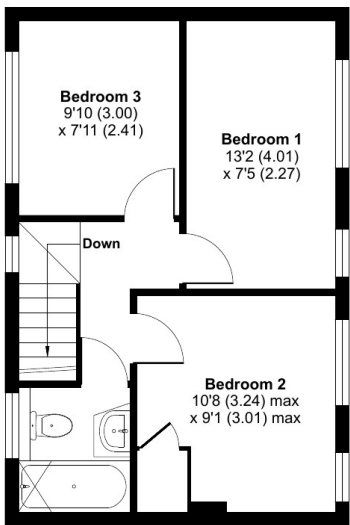


**14 Wedlands**  
Taunton, TA2 7AE  
£260,000 Freehold

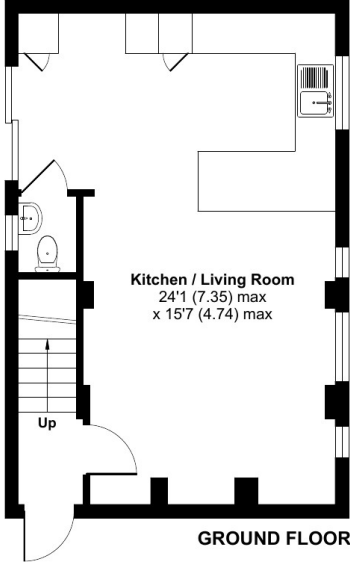
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**Wilkie May  
& Tuckwood**

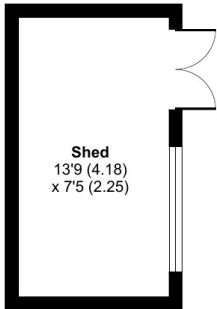
Floor Plan



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Wedlands, Taunton, TA2

Approximate Area = 750 sq ft / 69.6 sq m  
Outbuilding = 101 sq ft / 9.3 sq m  
Total = 851 sq ft / 78.9 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). © richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1269868



# Description

Situated in the residential area of Priorswood, this beautifully presented three bedroom semi-detached home offers stylish and modern accommodation arranged over two floors.

Conveniently located within easy reach of Taunton railway station, the property enjoys excellent transport links, making it an ideal choice for commuters and families alike.

The property benefits from mains gas fired central heating and uPVC double glazing, ensuring comfort and energy efficiency.

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Beautifully Presented Throughout
- Good Size Enclosed Rear Garden
- Off-Road Parking



The accommodation is thoughtfully designed for contemporary living, featuring an open plan layout that creates a light and spacious feel throughout. The property briefly comprises: a secure gated entry system leading to a double glazed front door, which opens into an entrance hallway with stairs rising to the first floor. From the hallway, a door leads into the open plan living room and kitchen, which benefits from two uPVC double glazed windows to the front and double glazed doors opening into the rear garden. The modern kitchen is fitted with integrated appliances, including a dishwasher, electric oven, induction hob, and extractor fan. There is also space for a large American-style fridge/freezer. The kitchen further benefits from underfloor heating and spotlights, adding to the contemporary feel.

Off the kitchen, there is a useful ground floor cloakroom with a low-level WC and wash hand basin. On the first floor, there are three well proportioned bedrooms and a family bathroom comprising a low-level WC, wash hand basin, and a panelled bath with a shower over. Externally, the property boasts a generous and well maintained rear garden featuring an underground water tank for water recycling. The garden is predominantly laid to lawn, with a large patio and a covered seating area, making it ideal for entertaining. There is also a useful rear access gate, outside lighting, and a substantial timber shed with power. To the front, a double-width driveway provides off-road parking for two cars. This immaculately presented home is ready to move into, offering a fantastic opportunity for those seeking a stylish, well equipped, and conveniently located property in Taunton.

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/ruled.vote.helps](https://www.w3w.co/ruled.vote.helps)

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice likely with O2; limited 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 November 2022. 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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