



18 Stansell Road
Killams Park, TA1 3GG
£340,000 Freehold

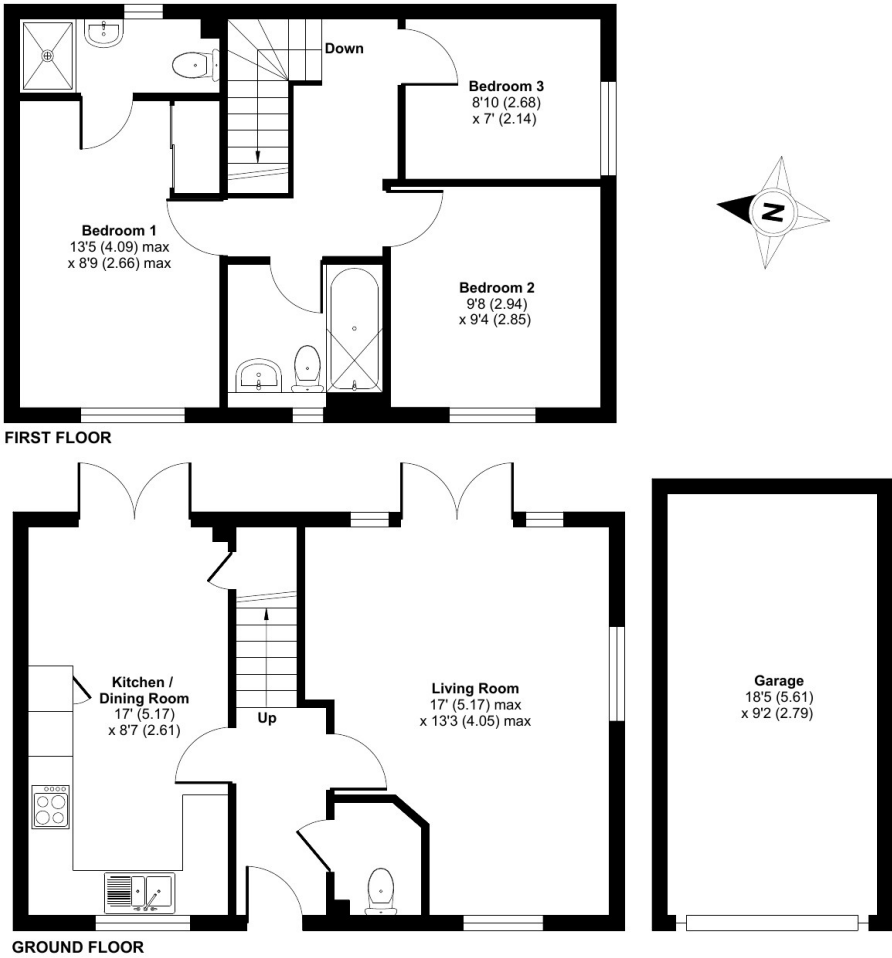
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**Wilkie May
& Tuckwood**

Floor Plan

Stansell Road, Taunton, TA1

Approximate Area = 860 sq ft / 79.8 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1028 sq ft / 95.4 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). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1256406

Description

Situated on Phase Two of the highly sought after Killams Park development to the South of Taunton, is this well presented three bedroom modern detached family home.

The property, which was constructed by Messrs Summerfield Homes in 2022 to their popular Lydeard design, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by the peace of mind of the remainder of its 10 year NHBC guarantee.

- Detached
- Three Bedrooms
- Sought After Residential Location
- Off-Road Parking
- Single Garage
- Remainder Of 10 Year NHBC Guarantee
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance with cloakroom off. There is a generous size living room with double aspect and access via French doors to the garden. A kitchen/diner is found on the opposite side of the property and is fitted with an extensive range of wall and base units, granite work surfaces and upstands, built-in AEG electric oven, gas hob and extractor fan over, integrated fridge/freezer as well as a concealed wall mounted gas combination boiler. There are also French doors from the dining area leading out to the garden. To the first floor are three bedrooms (bedroom one benefitting from built-in wardrobes that have mirror fronted sliding doors and an en-suite shower room comprising of wc, wash hand basin, and a walk-in shower with electric shower over).

A family bathroom completes the accommodation. Externally, the rear garden is fully enclosed by a combination of timber fencing and rendered brick wall. Adjoining the rear of the property is an area of patio set underneath a timber pergola. There is an area of shaped lawn and steps leading down to an area of low maintenance gravel chippings, along with a further area of timber decking and gated side access. The front is approached via a tarmac tandem-length drive leading to a single garage with up-and-over door, electric power and lighting.



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/vines.upper.aura](https://www.w3w.co/vines.upper.aura)

Council Tax Band: D

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

Mobile Phone Coverage: Indoor—voice & data likely with EE; limited voice & data with Three, O2 & 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 this development of £200 p/a.

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 April 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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