



**58 Churchill Way**  
Taunton, TA1 3QR  
£350,000 Freehold

  
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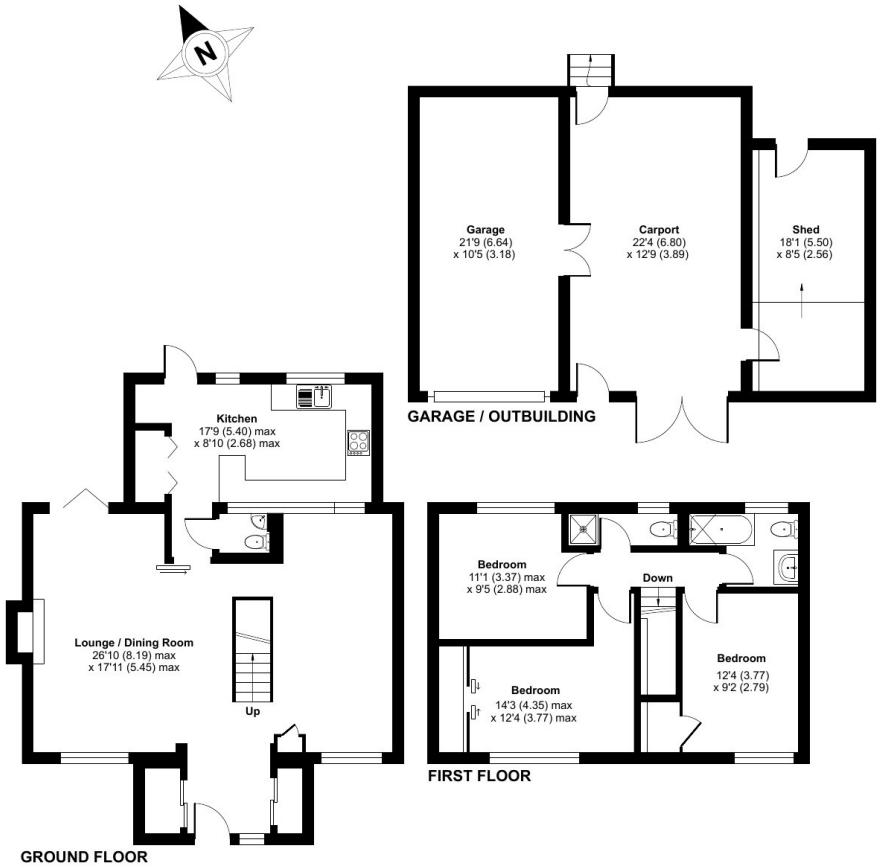
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**Wilkie May  
& Tuckwood**

Floor Plan

Churchill Way, Taunton, TA1

Approximate Area = 1207 sq ft / 112.1 sq m (excludes carport)  
Garage = 229 sq ft / 21.2 sq m  
Outbuilding = 152 sq ft / 14.1 sq m  
Total = 1588 sq ft / 147.4 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 T/A Wilkie May & Tuckwood, Taunton. REF: 1267105



# Description

Situated in the highly sought after Sherford area of Taunton, this beautifully presented three bedroom end of terrace home.

This fantastic family home offers spacious accommodation throughout and is located within a desirable residential location close to Taunton town centre, Vivary Park, local amenities, and well regarded schools.

The property has been extended and is further enhanced by a larger than average, immaculately kept garden, making it an ideal choice for families or those seeking additional outdoor space.

With mains gas fired central heating and uPVC double glazing throughout, plus solar panels that are owned outright and generate a significant revenue stream, providing both environmental and financial benefits.

- Three Bedrooms
- End Of Terrace
- Garage and Car Port
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Solar Panels



The accommodation briefly comprises; double glazed front door leading into an entrance hallway with two full height built-in storage cupboards. The open plan living/dining room features two uPVC double glazed windows to the front, uPVC double glazed French doors opening into the rear garden, an open fire with surround, spotlighting, and stairs rising to the first floor. The kitchen offers a range of storage units with roll edge worktops, a breakfast bar, and a 1½ bowl sink with a hot and cold mixer tap. Integrated appliances include two electric ovens, a five-ring hob with an extractor fan above, and space/plumbing for a washing machine, dishwasher, and an American style fridge/freezer. The ground floor accommodation is completed by a useful cloakroom with a low-level WC, wash hand basin, and a heated towel rail.

On the first floor, there are three generously sized bedrooms, all with integrated storage. The family bathroom comprises a panelled bath with a shower over, a low-level WC, a wash hand basin, and a heated towel rail. Additionally, there is a separate shower room with a low-level WC and shower cubicle. Externally, the larger than average garden is enclosed by fencing and hedges, creating a private and peaceful space. It is predominantly laid to a well maintained lawn with two large patio areas, two outside taps, and a timber workshop with power and lighting. There is also a good sized car port, a larger than average single garage with power and lighting, plus two further parking spaces in front of the garage.

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/candle.apple.supply

**Council Tax Band:** B

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

**Mobile Phone Coverage:** Indoor—voice likely available with O2; data limited 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 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.

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