



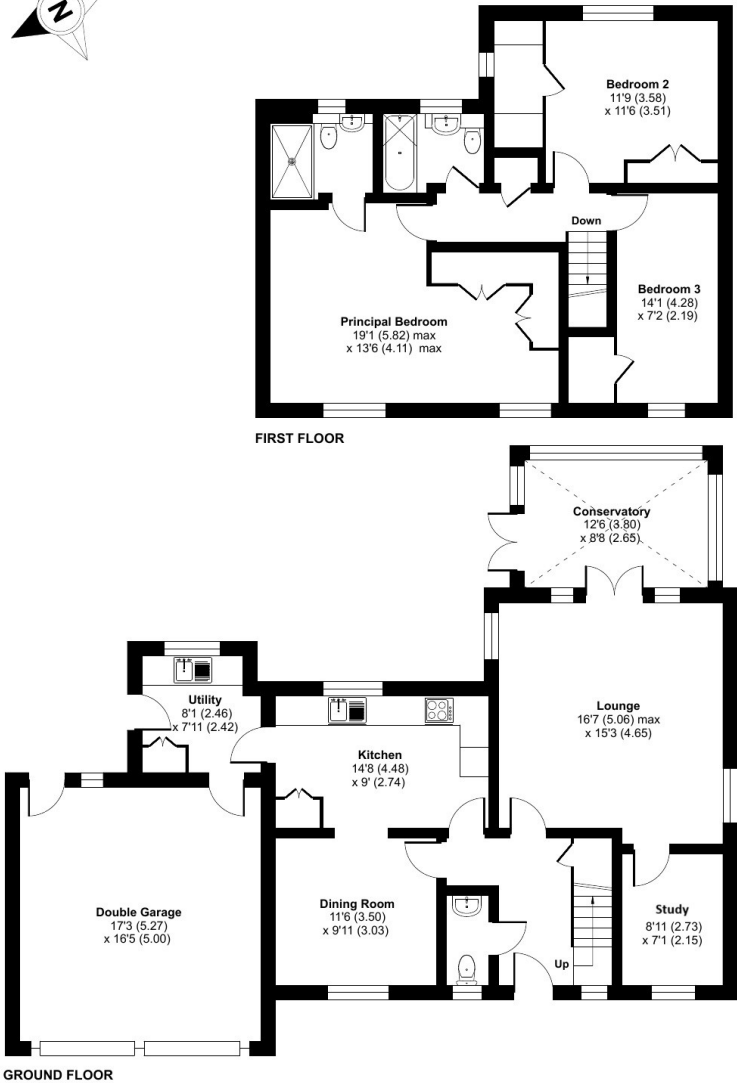
Creech St Michael, TA3 5EZ  
£535,000 Freehold

			
<b>3-4</b>	<b>2</b>	<b>2</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

**Vicarage Lawns, Creech St. Michael, Taunton, TA3**

Approximate Area = 1577 sq ft / 146.5 sq m  
Garage = 284 sq ft / 26.3 sq m  
Total = 1861 sq ft / 172.8 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: 1289931



# Description

Occupying a peaceful cul-de-sac position within the sought after village of Creech St Michael, is this three (previously four) bedroom executive detached family home.

The property, which was constructed in 1983, benefits from uPVC double glazing and mains gas fired central heating and is offered in good decorative order throughout.

The property has been further enhanced over recent years by the refitting of the kitchen and the addition of a conservatory to the rear, as well as it's double garage alongside with electric sectional doors.

The property, which was originally constructed as a four bedroom home, has been adapted over recent years by the current owners to create three large bedrooms rather than four, however offering any new purchaser the opportunity to restore back to its original layout if required (subject to a few minor amendments).

- Detached
- Three Bedrooms
- uPVC Double Glazing
- Gas Fired Central Heating
- Double Garage With Electric Sectional Doors
- Ample Off-Road Parking



In brief, the accommodation comprises; front door leading into entrance hall with cloakroom off. A generous size living room is found to the rear of the property with access through to a double glazed conservatory, which in turn offers access to the garden. There is also a useful study that is accessed from the living room. A separate dining room is found on the opposite side of the house with access through to a refitted modern kitchen comprising of matching wall and base units, roll edge work surfaces and upstands, an integrated oven and microwave, an integrated dishwasher and an integrated fridge/freezer. A separate utility room has space and plumbing for washing machine and tumble drier, as well as access to both the garden and garage. A double garage has two up-and-over doors and houses the gas boiler.

A cloakroom completes the ground floor accommodation. To the first floor are three generous size bedrooms; bedroom one has been enlarged by merging with bedroom four in order to create a large L-shaped room with fitted wardrobes and a well appointed en-suite. A refitted family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over completes the accommodation. Externally, the property is set in established, beautifully gardens – the rear of which is fully enclosed with a large area of patio adjoining the rear of the house. The garden is laid predominantly to lawn with mature shrub borders and side access. The front is approached via a tarmac driveway providing off-road parking for several family vehicles.

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## 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/bulldozer.drummers.monk

**Council Tax Band:** F

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

**Mobile Phone Coverage:** Indoor—limited voice & data with Three; voice & data likely with EE. 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 May 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

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