



1 Tithe Meadow
Fitzhead, TA4 3LD
£475,000 Freehold

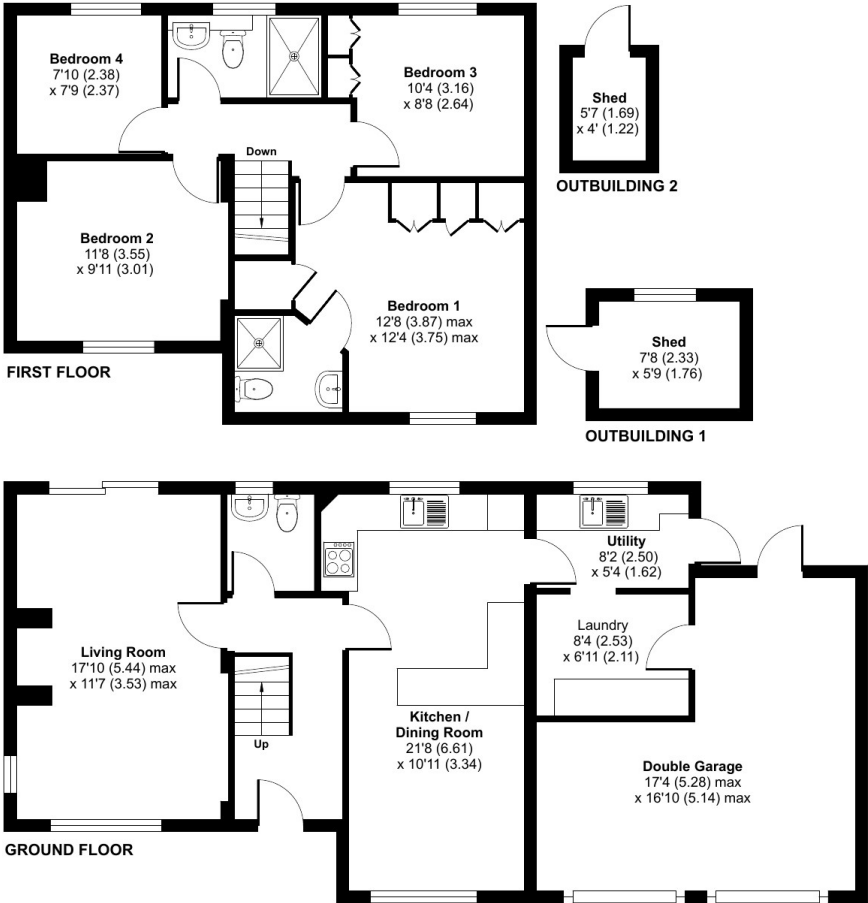
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**Wilkie May
& Tuckwood**

Floor Plan

Tithe Meadow, Fitzhead, Taunton, TA4

Approximate Area = 1160 sq ft / 107.7 sq m
Garage = 223 sq ft / 20.7 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1449 sq ft / 134.5 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 T/A Wilkie May & Tuckwood, Taunton. REF: 1304162

Description

Situated on the edge of the sought after village of Fitzhead, in a peaceful cul-de-sac position overlooking open countryside, is this well presented and upgraded four bedroom detached family home.

The property, which benefits from uPVC double glazing and oil fired central heating, has also been enhanced by the refitting of both the kitchen and family shower room.

- Detached
- Four Bedrooms
- uPVC Double Glazing
- Oil Fired Central Heating
- Popular Village Location
- Cul-De-Sac Position
- Off-Road Parking



In brief, a front door leads into entrance hall with a staircase rising to the first floor. There is a generous size living room with triple aspect windows, including sliding patio doors to the garden, and feature LPG gas wood burner effect fireplace. The kitchen/dining room is open plan and has been refitted with a matching range of wall and base units, granite work surfaces and upstands, integrated stainless steel oven and microwave as well as a second single oven. From the kitchen, access can be gained to a utility room offering space and plumbing for a washing machine as well as access through to a second utility space that is part converted into half of the double garage.

To the first floor are four bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin, walk-in shower). A separate refitted family shower room that comprises of wc, wash hand basin set in a vanity unit and walk-in double shower with shower over completes the accommodation. Externally, the property is set in an enviable position with fine views to the rear over open countryside. The rear garden is south facing, enclosed and laid predominantly to lawn with an area of patio adjoining the rear of the house. To the front, a driveway leads to a double garage (which is part converted into a utility space) with two electric roller doors, power, lighting. And EV charge point.



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, oil fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/gliding.besotted.laying

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with Three; limited voice only with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—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 June 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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