

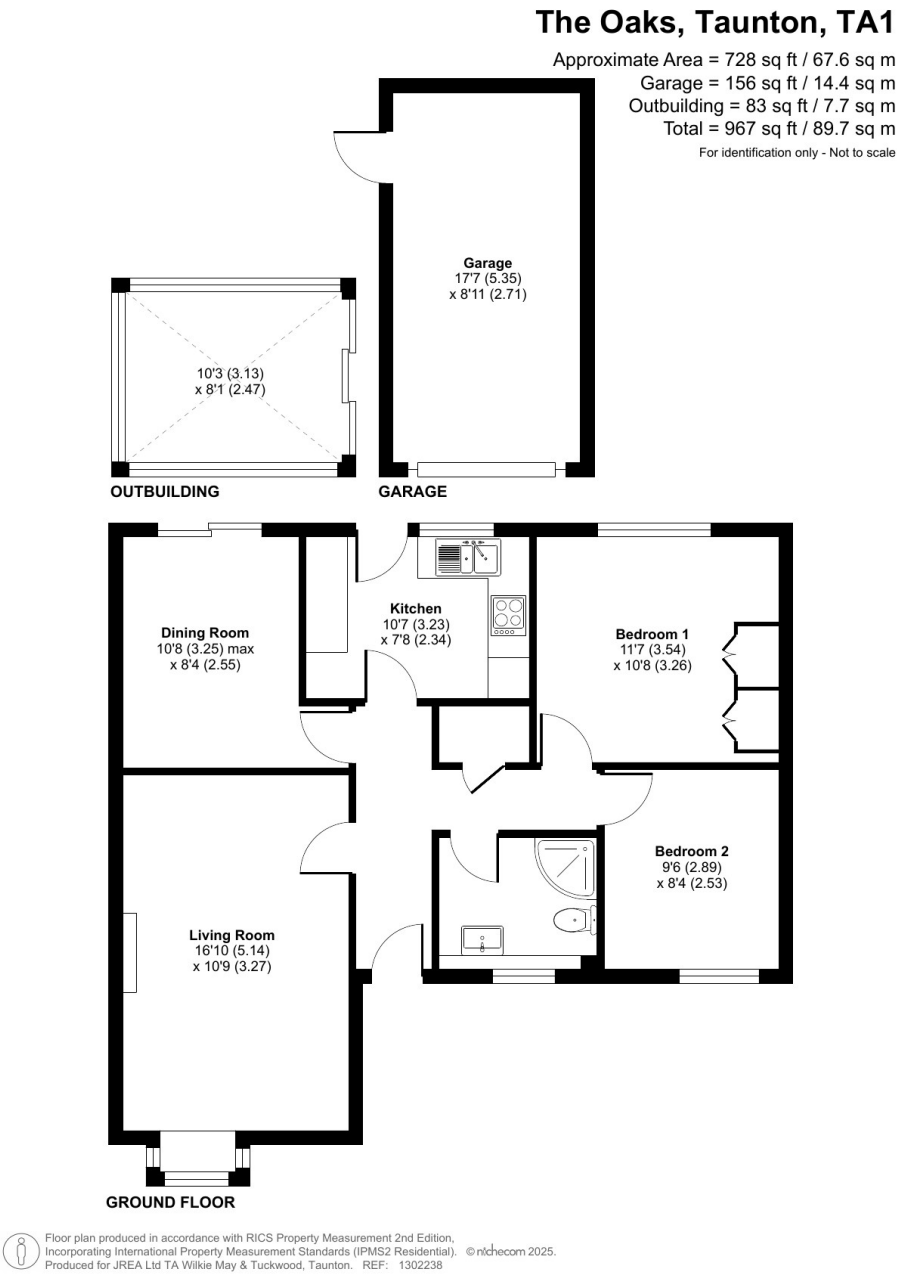


15 The Oaks
Taunton, TA1 2QX
£312,500 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

Tucked away in a peaceful cul-de-sac, is this well –presented two/three bedroom detached bungalow. The property benefits from a recently fitted shower room (installed last year) and a modern kitchen updated just a few years ago.

A standout feature is the beautifully maintained rear garden, which is attractively stocked with a variety of flowers and shrubs – providing a tranquil outdoor space to enjoy.

Additional benefits include a driveway, carport, and a single garage, offering ample parking and storage solutions.

The property is being offered to the market with no onward chain, presenting a fantastic opportunity for a swift and hassle free purchase.

- Two/Three Bedrooms
- Detached Bungalow
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Off-Road Parking, Garage & Car Port
- Beautifully Maintained Rear Garden
- No Onward Chain



A double glazed front door opens into a welcoming entrance hallway, offering access to all rooms and a hatch to the loft space. At the front of the property is a bright and spacious living room with a window overlooking the front aspect. There are three generously sized bedrooms, one of which is currently utilised as a dining room and features double glazed patio doors leading directly into the rear garden. The shower room, newly fitted in 2024, includes a low-level WC, wash hand basin, and a corner shower cubicle. The modern kitchen is well-equipped with a range of matching wall and base units, roll-edge work surfaces, tiled splashbacks, and a 1½ bowl stainless steel sink with a mixer tap. Integrated appliances include an eye-level electric oven and a four-ring gas hob with extractor hood above.

There is also space and plumbing for a washing machine, as well as room for a fridge/freezer. A door from the kitchen provides direct access to the beautifully maintained rear garden. The garden is a particular highlight and is well stocked with a wide variety of mature flowers and shrubs. It features a lawned area, a covered patio beneath a veranda, and a convenient side access. Externally, the property benefits from a shared driveway and carport, providing off-road parking for two to three vehicles, in addition to a single garage. This delightful bungalow is offered to the market with no onward chain.

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/edgy.patching.tins

Council Tax Band: D

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

Mobile Phone Coverage: Indoor—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 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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