



11 Tristam Drive

Creech St Michael, TA3 5QU
£275,000 Freehold


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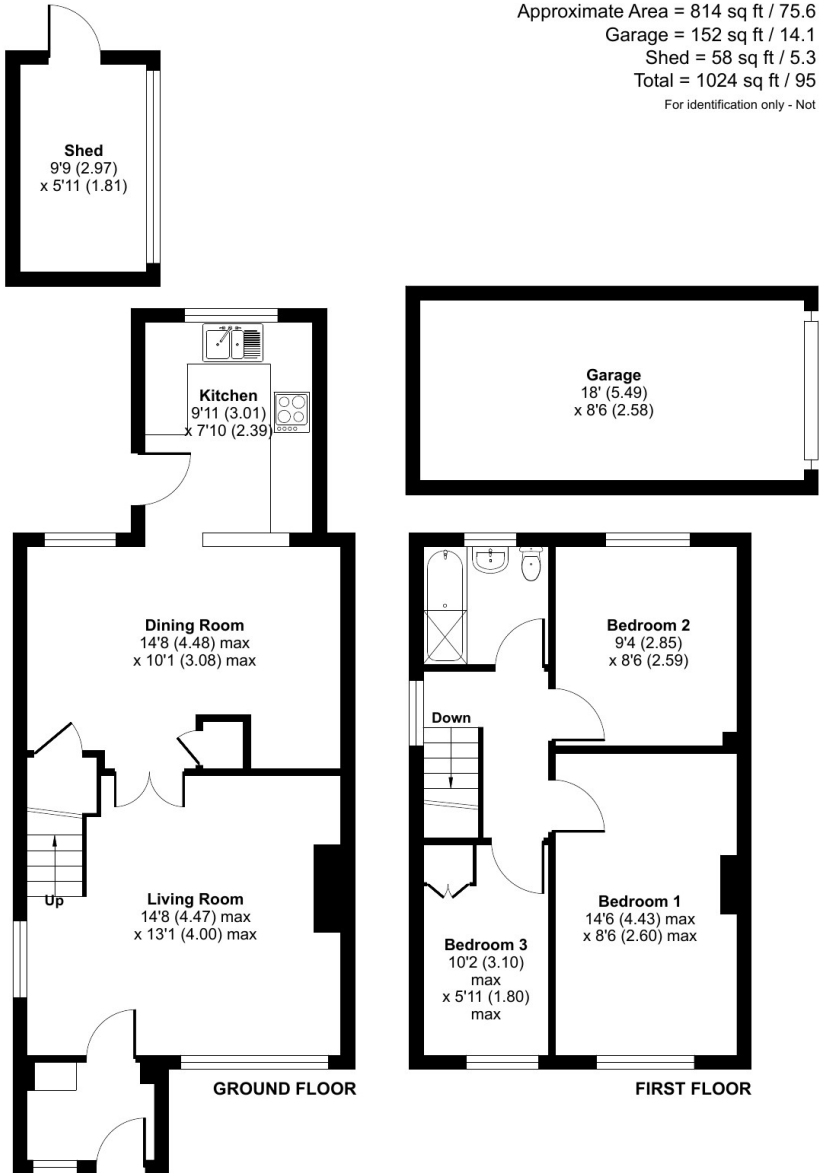
EPC

Wilkie May
& Tuckwood

Floor Plan

Tristram Drive, Creech St. Michael, Taunton, TA3

Approximate Area = 814 sq ft / 75.6 sq m
Garage = 152 sq ft / 14.1 sq m
Shed = 58 sq ft / 5.3 sq m
Total = 1024 sq ft / 95 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). © nñcheom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1315020

Description:

Situated within the popular village of Creech St Michael, is this three bedroom family home.

The property, which has been extended on the ground floor, offers spacious and well-presented accommodation which is arranged over two floors. There is a mains fired gas central heating system and uPVC double glazing throughout.

Externally, the rear garden is a good size and is not overlooked. There is also a single garage and one-off road parking space. The property is offered to the market with no onward chain.

- Three Bedrooms
- End Terrace House
- Popular Village Location
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Good Size Rear Garden
- Single Garage & Off Road Parking
- No Onward Chain



The accommodation briefly comprises: a uPVC double glazed front door opening into an entrance porch with tiled flooring. A door from the porch leads into the living room, which features stairs rising to the first floor and a large front-facing window. From the living room, double doors open into the dining room and kitchen. The dining room provides space for a good-sized table, a window overlooking the rear garden, and an archway through to the kitchen. The kitchen is fitted with a range of matching wall and base units with roll-edge work surfaces, tiled flooring, and tiled splash backs. There is space for a cooker with extractor fan over, as well as under-counter spaces for a fridge, freezer, washing machine, and dishwasher. Upstairs, the first floor offers three

bedrooms and a family bathroom comprising a low-level WC, wash hand basin, and paneled bath with shower over and tiled walls. Outside, the property benefits from a generously sized rear garden, well stocked with a variety of flowers and shrubs. The garden is laid to lawn with areas of gravel and patio. There is also a timber shed with power and lighting, a single garage, and a gated driveway providing off-road parking for one vehicle. The property is offered to the market with no onward chain.



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/trouble.love.momentous

Council Tax Band: C

Broadband Availability: Ultrafast with up to 80 Mbps download speed and 20 Mbps upload speed.

Mobile Phone Coverage: Indoor— Voice & Data likely available 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 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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