



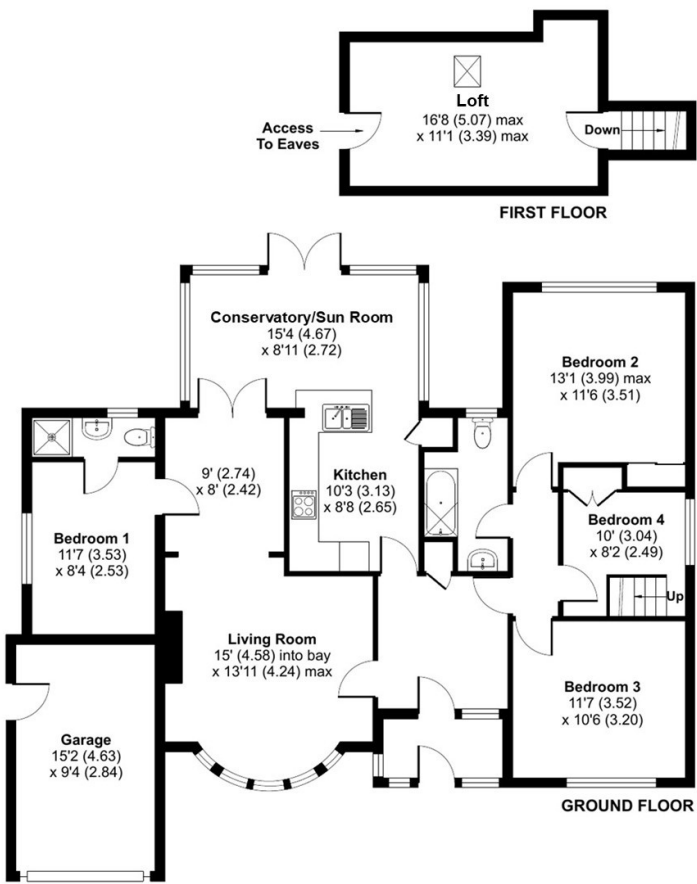
2 Wheatleigh Close
Taunton, TA1 4QE
£450,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Wheatleigh Close, Taunton, TA
Approximate Area = 1378 sq ft / 128 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1520 sq ft / 141.2 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). © nichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1348629

Description

This spacious four bedroom detached bungalow occupies a peaceful cul-de-sac position located just off Trull Road and within easy reach of Taunton town centre.

The property, which is offered to the market vacant possession, benefits from double glazing and gas fired central heating and has been further enhanced by the addition of a large conservatory/sun room to the rear, as well as a single garage and parking for two cars.

- Detached Bungalow
- Four Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Single Garage
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into entrance porch. A living room with a window to the front and an archway through to the dining area. From the dining area, there is a doorway through to a bedroom with en-suite shower room comprising of wc, wash hand basin and walk-in shower with electric shower and tiled surround. From the dining room, there is access to a generous size conservatory/sun room which benefits from French doors out onto a raised deck and provides space and plumbing for a washing machine and tumble dryer. This room then merges into a modern kitchen that is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven, electric hob and space for a dishwasher.

To the far side of the bungalow are three bedrooms (bedroom two benefitting from fitted wardrobes). From bedroom four there are steps leading up to a loft storage space. A family shower room completes the accommodation and comprises of wc, wash hand basin and an accessible bath with shower over. Externally, the rear garden is a particular feature of the property and benefits from an area of raised decking with timber balustrade and steps down to an area of lawn. The front of the property is approached via a driveway offering off-road parking.



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/being.bulb.varieties](https://www.w3w.co/being.bulb.varieties)
- Council Tax Band:** E
- Broadband Availability:** Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.
- Flood Risk:** Rivers & Sea—very low. Surface water—very low.
- Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>
- Agents Note:** We understand that this property is located within the Haines Hill and Trull Road Conservation Area.

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 September 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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