



4 Waterleaze

Taunton, TA2 8PX
£420,000 Freehold

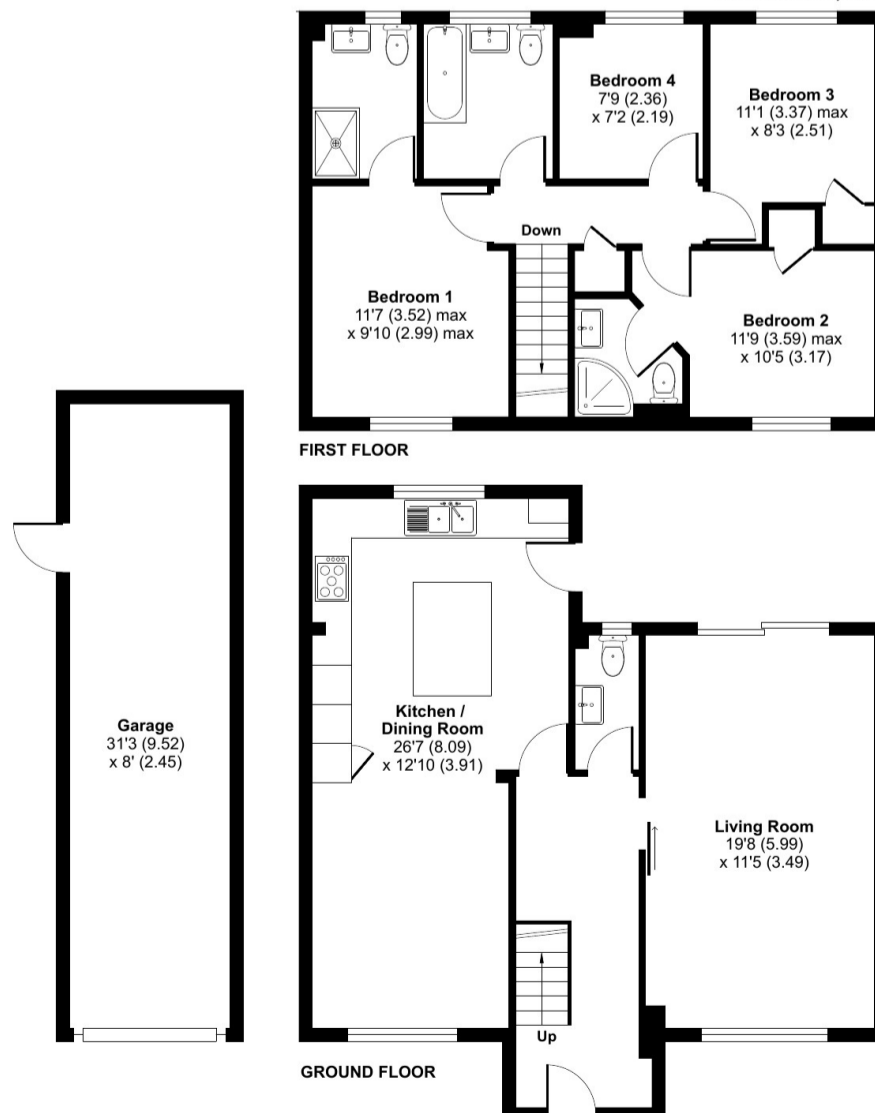


**Wilkie May
& Tuckwood**

Floor Plan

Waterleaze, Taunton, TA2

Approximate Area = 1221 sq ft / 113.4 sq m
Garage = 251 sq ft / 23.3 sq m
Total = 1472 sq ft / 136.7 sq m
For identification only - Not to scale



Description

A four bedroom modern detached family home constructed in circa 2001 by Messrs Bovis Homes and situated in a private courtyard position on the popular Maidenbrook Farm development to the East of Taunton.

The property, which benefits from double glazing and mains gas fired central heating, has been the subject of a significant improvement programme over recent years to include the refitting of the kitchen, bathroom and both en-suites, as well as complete redecoration throughout and creative low maintenance landscaping of the garden.

- Detached
- Four Bedrooms
- Double Glazing
- Mains Gas Fired Central Heating
- Low Maintenance Landscaped Garden
- Tandem Length Garage
- Off-Road Parking



Internally, a front door leads into wide entrance hall with staircase rising to first floor and doors to all principle ground floor rooms. There is a generous size living room with dual aspect and sliding patio doors out to the garden. A refitted kitchen/dining room is a particular feature of this superb home and is benefitted from the removal of the original dividing wall. The kitchen area has been completely refitted with a range of matching wall and base units, work surfaces and splashbacks, two integrated ovens, a 70/30 fridge/freezer as well as space for a dishwasher and washing machine. There is an island unit, dual aspect windows and a door leading to outside. The dining area offers space for a table, or alternatively can be used as a second living space.

From the hallway, a staircase leads to a first floor landing with doors to all bedrooms; bedrooms one and two benefitting from en-suite shower rooms with the en-suite in bedroom one being refitted with a wc, wash hand basin set in a vanity unit and walk-in shower with tiled surround and glass screen. A refitted family bathroom comprising of wc, wash hand basin set in a vanity unit, bath with tiled surround and mixer shower completes the accommodation. Externally, the garden is fully enclosed and laid to low maintenance lazy lawn. There is a raised area of decking, which is set under cover along with access to a tandem length double garage that benefits from electric, power and light as well as an up-and-over door. To the front of the property is a driveway that offers off-road parking for two cars.

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/fend.after.regress

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

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.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T