



20 Essex Drive
Taunton, TA1 4JY
£450,000 Freehold


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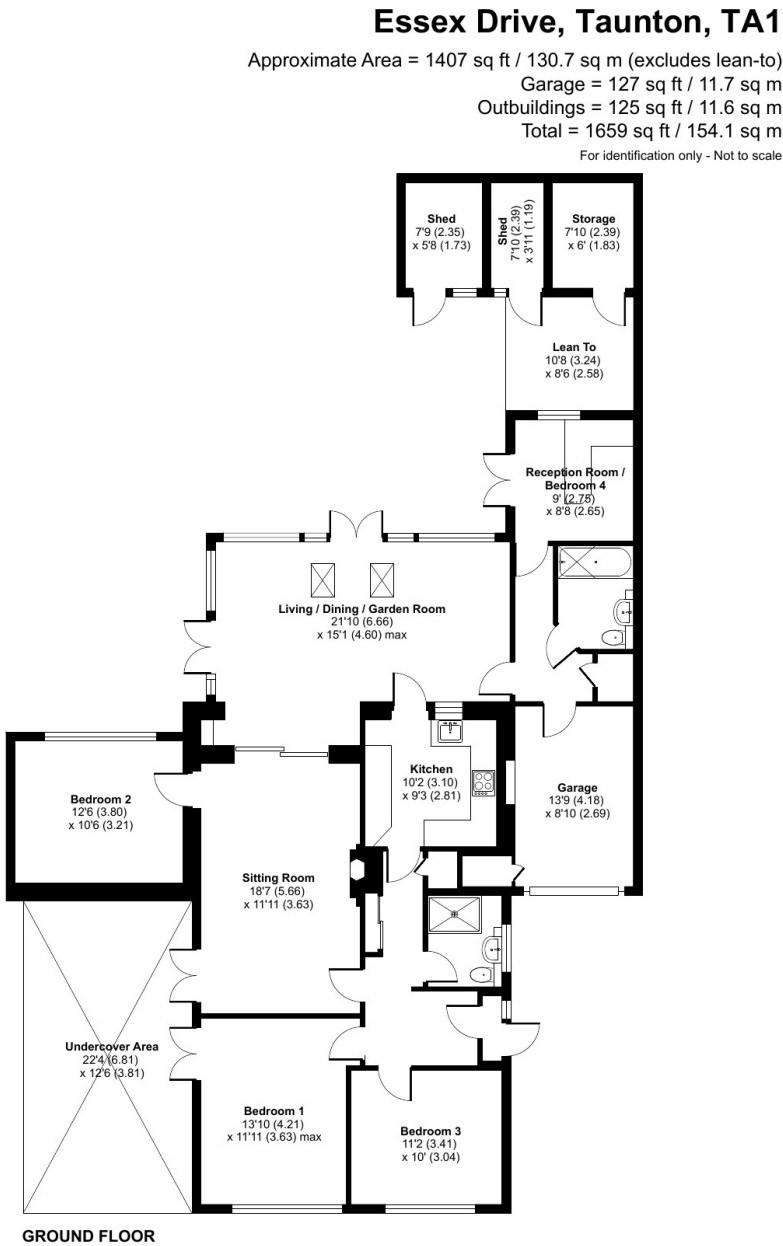

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**Wilkie May
& Tuckwood**

Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1365446

Description

Situated in the sought after residential location of Comeytrowe, is this beautifully presented and extended three/four bedroom link detached bungalow offering exceptional versatility and generous living space.

The property has been extended in several areas to create a unique, flexible layout which is benefitted by uPVC double glazing and mains gas fired central heating.

- Link Detached Bungalow
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Sought After Residential Location
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Ample Off-Road Parking



Internally, the main living room is a bright, welcoming space with access to useful secret side garden – a unique space featuring a woodburning stove and hot tub, ideal for private relaxation. An extension off the living room provides a useful additional bedroom or home office while a further rear extension offers extra living with dual aspect windows and electric velux skylights, flooding the room with natural light. This area is perfect as a second sitting room, formal dining area or family lounge. The bungalow also benefits from two bathrooms, including a modern shower room and a recently added bathroom complete with jacuzzi bath.

An additional occasional bedroom or hobbies room, which is currently used a home bar, offers French doors opening out into the garden making it ideal for entertaining or adaptable for various needs. There are two further bedrooms – the main bedroom enjoys French doors leading directly to the side garden, providing a seamless indoor/outdoor lifestyle. Externally, the main rear garden has been landscaped and is fully enclosed and features a small lawn, three useful sheds and an area of shaped patio as well as gated side access. To the front, there is a spacious on/off driveway with parking for up to six cars and in addition there is a single garage offering electric, power and light.

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/minds.pitch.simply

Council Tax Band: D

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

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

Mobile Phone Coverage: Check: <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 October 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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