



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, LPG gas central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TAI 4DY

Property Location: w3w.co/blockage.slave.showcases

Council Tax Band: C

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 purchasers 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 August 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.



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

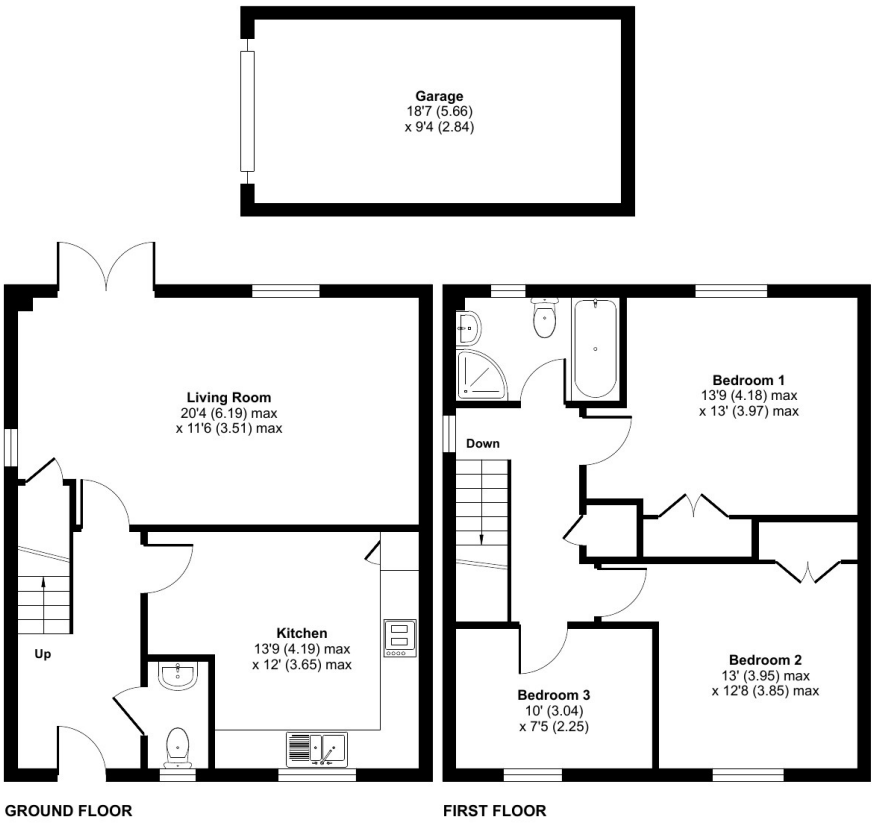
Tel: 01823 332121



Floor Plan

West View, Sellicks Green, Taunton, TA3

Approximate Area = 968 sq ft / 89.9 sq m
Garage = 173 sq ft / 16 sq m
Total = 1141 sq ft / 105.9 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). © n3chem 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1331885

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Description

An attractive stone fronted, three bedroom semi-detached home set in the desirable hamlet of Sellicks Green, on the edge of Blagdon Hill. Offering generous living space and the added benefit of a single garage, this property is an excellent choice for families or anyone seeking a balance of countryside living with convenient access to Taunton.

This is a wonderful opportunity to purchase a well positioned home in a sought after part of Taunton's southern fringe.

- Semi-Detached
- Three Bedrooms
- uPVC Double Glazing
- LPG Gas Central Heating
- Private Garden With Rear Access
- Single Garage
- Off-Road Parking
- Popular Village Location
- Well Presented Throughout



The accommodation begins with an entrance hallway and a useful downstairs cloakroom fitted with a low-level WC and wash hand basin. The bright and airy kitchen is fitted with a range of matching wall and base units, space and plumbing for a washing machine, space for a tall fridge/freezer and an integrated dishwasher. There is also plenty of room for dining, making it both stylish and practical for everyday living. Completing the ground floor is a spacious living room with French doors opening directly onto the rear garden.

To the first floor, there are three well-proportioned bedrooms, with the two largest doubles benefitting from built-in storage, alongside a modern family bathroom, complete with a low level wc, wash hand basin, shower cubicle and a separate bath. Externally, the property is complemented by a private, enclosed rear garden, mainly laid to lawn with two patio areas providing ideal spots for alfresco dining and entertaining. To the rear, a single garage with parking in front adds further convenience. To the front, a charming garden area is enclosed by a lovely stone wall with views towards Blagdon Hill playing fields, enhancing the property's kerb appeal.

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