



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.

Property Location: w3w.co/keys.depravity.secure

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Coverage: Indoor—limited voice & data with EE, Three & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

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

Agents Note: We understand that there is an Estate Management Charge for this development of £400 p/a approx.

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, references 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.

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 May 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecorn. 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 1998. 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.

Tel: 01823 332121

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



17 Sweeting Close

Creech St Michael, TA3 5FB

£329,950 Freehold

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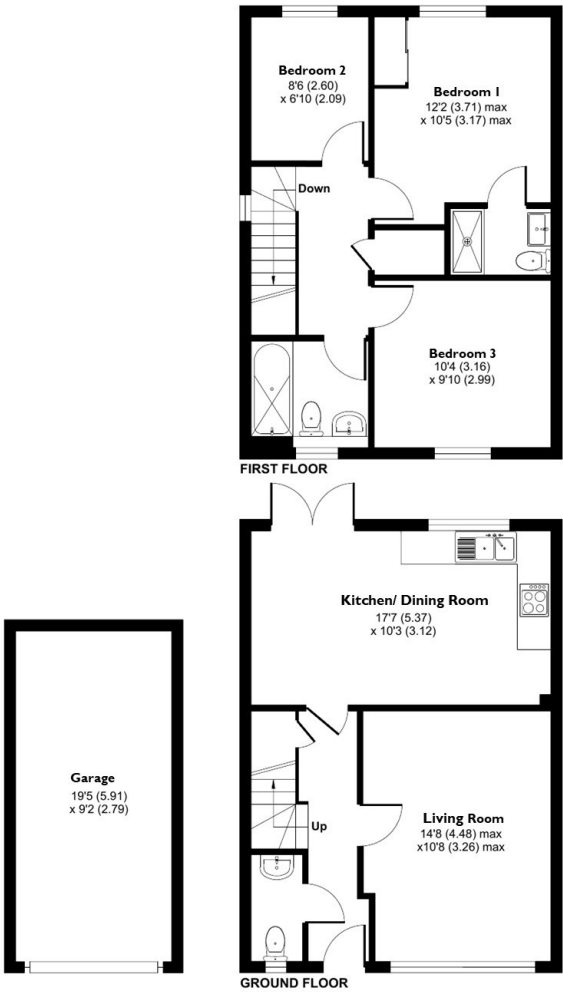
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Wilkie May
& Tuckwood

Floor Plan

Sweeting Close, Creech St. Michael, Taunton, TA3

Approximate Area = 888 sq ft / 82.4 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1065 sq ft / 98.8 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). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1288981

WM&T

Description

Constructed by Messrs Linden Homes in 2015, is this three bedroom modern detached family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been enhanced by the installation of air conditioning units in the living room and bedrooms. Further benefits include a fully enclosed landscaped garden and single garage alongside.

The development of Sweeting Close is set on the edge of the sought after village of Creech St Michael, within proximity to recreational playing fields as well as being handily located for Creech St Michael primary school and doctors surgery. The village centre itself is only a short walk away.

- Detached
- Three Bedrooms
- uPVC Double Glazing
- Popular Village Location
- Gas Fired Central Heating
- Single Garage & Off-Road Parking



Internally, the accommodation comprises; front door leading into entrance hall with cloakroom off. A living room is found at the front of the property with double glazed window giving aspect to the front. A kitchen/diner is found at the rear of the property and is fitted with a range of matching wall and base units, roll edge work surfaces and upstands. There is space for a cooker, space and plumbing for a washing machine, space for a tall fridge/freezer, an integrated dishwasher, a concealed wall mounted gas combination boiler and French doors to the rear. To the first floor are three bedrooms (bedroom one with en-suite shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and shower over).

A family bathroom comprising of a three-piece suite of wc, wash hand basin, bath with tiled surround and shower over completes the accommodation. Externally, the rear garden is fully enclosed on all sides and offers gated side access. There is an undercover gazebo which is set above a patio with the remainder of the garden laid to lawn with borders. A single garage alongside offers electric power and lighting and has an up-and-over door. There is a tandem-length driveway offering off-road parking for two cars in front.

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