

8. Financial Evaluation: 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 poss this information to the seller. Such information will be available when the prospective buyer needs to sell a property, it requires a mortgage. It claims to be a cash buyer of any combination of these. Such relevant information should be included in the Memorandum of Sale having regard to the property. It also includes the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the protection of the agent. The agent has not tested only opportunities, equipments, fixtures and fittings or services and so cannot verify that order of 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.

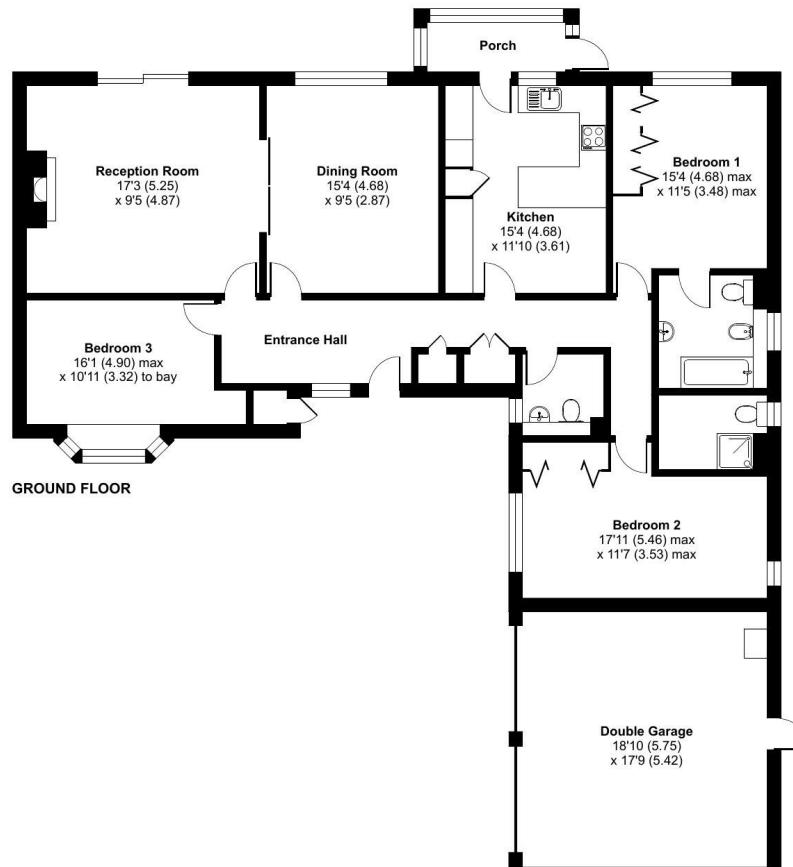
GENERAL REMARKS AND STIPULATIONS:	
Genre:	Freehold
Address:	Wicces: All mains services, mains drainage, mains water, mains electricity and mains gas
Local Authority:	Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location:	https://what3words.com/prone.lesss.dare
Council Tax Band:	F
Broadband Availability:	Ultrafast up to 1800 Mbps download and 220 Mbps upload
Mobile Phone Coverage:	www.ofcom.org.uk/mobile-coverage-chekker
Flood Risk:	Rivers & Seas - Very Low Surface Water - Very Low



Floor Plan

Highgrove, Sherford Road, Taunton, TA1

Approximate Area = 1544 sq ft / 143.4 sq m
Garage = 339 sq ft / 31.4 sq m
Total = 1883 sq ft / 174.9 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). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1400996

WM&T

Description

- Executive Detached Bungalow
- Three Bedrooms
- Exceptional, Corner Plot
- Double Garage
- Gas Fired Central Heating
- Modern Refitted Kitchen
- Private Cul-de-sac Position
- Two Reception Rooms
- No Onward Chain

Nestled within the exclusive Highgrove development off Sherford Road, this three-bedroom executive detached bungalow occupies a prime corner plot within a private cul-de-sac. Offering a superb balance of space, privacy and comfort, the property is ideally suited to those seeking refined single-storey living in a peaceful yet well-connected setting.

The property, which benefits from gas central heating and double glazing, offers easy access to Taunton town centre, Vivary Park and a range of highly regarded schools including Queen's College, Castle School, and primary schools such as Parkfield, Trull and Bishop's Henderson.



Upon entering the property, you are welcomed by a spacious hallway providing access to all main reception areas. The bungalow offers two generous reception rooms, ideal for both entertaining and everyday living. The living room is a welcoming space featuring a Minster stone fireplace surround and sliding patio doors opening directly onto the garden. Double doors lead through to the second reception room, arranged as a formal dining room, which benefits from a convenient serving hatch to the kitchen.

The kitchen has been stylishly refitted and is well equipped with a breakfast bar, double oven, electric hob with integrated extractor fan, sink with mixer tap, built-in fridge freezer and a range of matching wall and base units. There is also space for both a washing machine and dishwasher, making this a highly practical and contemporary space.

The bungalow offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom comprising a bath, WC, wash hand basin and bidet. The second bedroom also features built-in wardrobes, while the third bedroom enjoys an attractive bay window providing additional natural light. A well-appointed family bathroom serves the remaining bedrooms and includes a double shower, WC and wash hand basin.

Externally, the property occupies a generous corner plot with a private garden, ideal for outdoor enjoyment and offering scope for extension subject to the necessary planning consents. The property further benefits from a double garage and driveway providing ample parking.

A viewing is highly recommended to fully appreciate the space, versatility and setting of this impressive bungalow!

WM&T