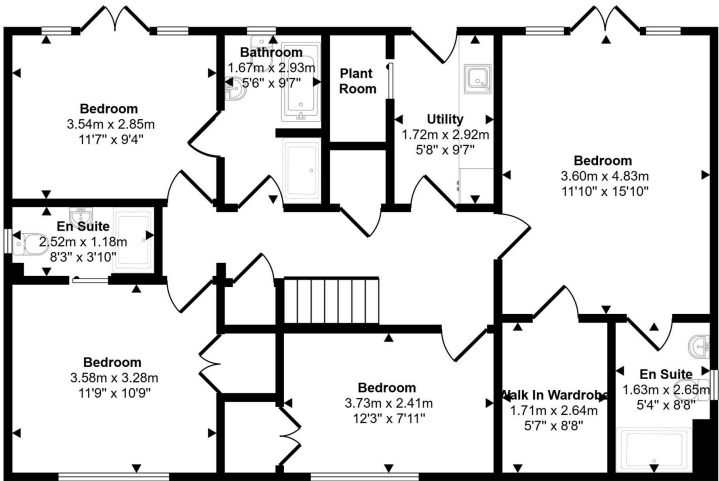


Taunton TA4 4EA  
Price £725,000 Freehold



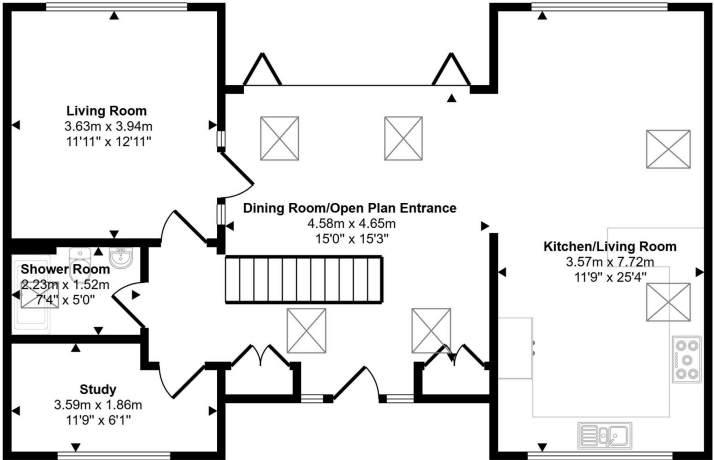
Wilkie May  
& Tuckwood

# Floorplan

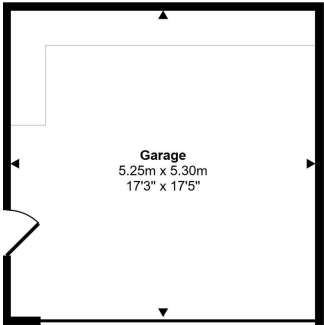


Lower Ground Floor  
Approx 92 sq m / 988 sq ft

Approx Gross Internal Area  
200 sq m / 2156 sq ft



Ground Floor  
Approx 81 sq m / 868 sq ft



Garage  
Approx 28 sq m / 300 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

**FAR REACHING VIEWS – A stunning individual architect designed, highly energy efficient detached 4 four bedroom family home, situated on the edge of the Quantock Hills with outstanding views, a double Garage and No Onward Chain.**

- Eco Friendly A Rated Energy Efficiency
- Double Garage With Parking
- EV Charging Point
- 4 Bedrooms & 4 Bathrooms
- Views
- Balcony
- Near Direct Access To The Quantock Hills
- Potentially No Onward Chain



The property comprises a detached house of traditional block construction, with K rendered elevations under a slate roof, situated at the foot of the Quantock Hills. The house is "A" rated for energy efficiency with solar panels, an air source heat pump, under floor heating, and the benefit of the remainder of the original 10 year LABC warranty. Built in 2022 by the current vendors, the house offers "upside down" living, with light and beautifully presented accommodation traditionally arranged over two floors, together with ample parking and carefully and cleverly designed wrap around gardens.

The accommodation in brief comprises; Composite door with side glazed viewing panels into the open plan Hall/Dining Area; with oak engineered flooring, glazed oak staircase leading to the ground floor, two built in storage cupboards, bi-folding doors onto the Balcony with outstanding far reaching views over the surrounding fields and towards the Bristol Channel, and the Brendon Hills.

Open Plan Kitchen/Day Room; double aspect, electric Velux windows, integrated sound system, smart lighting, fitted kitchen comprising an excellent range of grey cupboards and drawers under a quartz worktop with inset one and a half bowl stainless steel sink, with mixer tap over, eye level electric ovens, space for an American fridge/freezer, 5 ring induction hob with extractor fan over, integrated

dishwasher, exposed steel beam giving an industrial feel, oak engineered flooring, Tv point.

Glazed oak doors into the Sitting Room; with aspect to rear, far reaching views. Study; with aspect to front, hatch to roof space.

Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, tiled floor, low level WC, wash basin inset into vanity unit, heated towel rail.

Stairs to ground floor; hallway with under stairs storage cupboard and large laundry cupboard.

En-Suite Bedroom 1; with aspect to rear, French doors to the rear garden, large walk in dressing room, door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, tiled floors, low level WC, wash basin inset into vanity unit, heated towel rail.

Bedroom 2; with an aspect to the front, built in wardrobe, door into the En-Suite Shower Room; with shower cubicle, thermostatic, mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

Bedroom 3; with access to the main bathroom; French doors to the rear garden.

Bedroom 4; aspect to front, built in wardrobe.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** F

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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 April 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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.



**Tel: 01984 634793**

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OAE



**WM&T**