



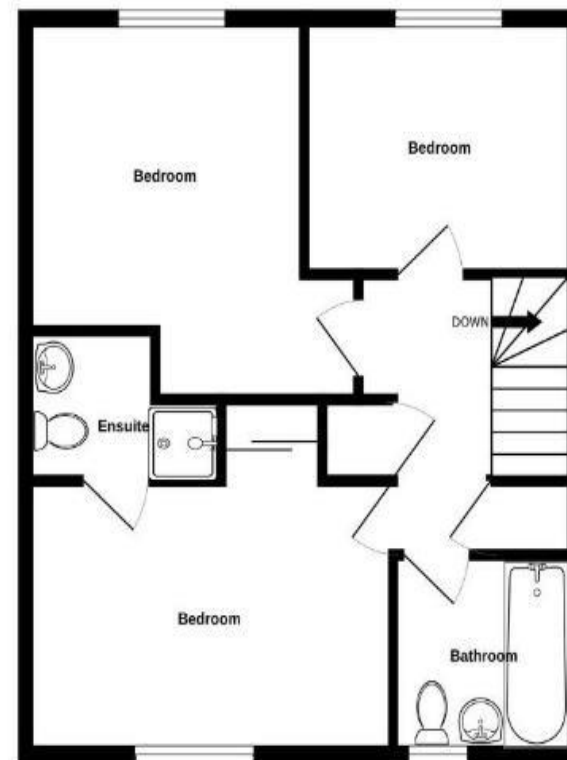
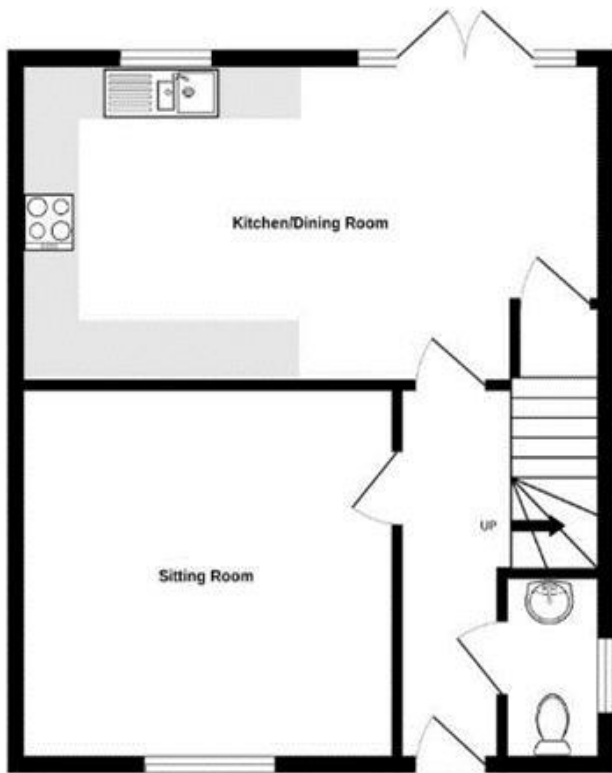
We are delighted to present this stunning modern three double bedroom detached house, situated on a coveted corner plot in an enviable location adjacent to the picturesque Killams Open Space area. With no onward chain, this property is ready to be snapped up by a discerning buyer. The living areas are thoughtfully arranged over two floors. The lounge boasts a large window, flooding the room with natural light and creating a bright and airy atmosphere. The modern kitchen/dining room is the hub of the home, featuring sleek and stylish gloss cupboards, drawers, and low-maintenance Quartz worktop surfaces. The room is equipped with a range of integrated appliances and opens out onto the beautifully landscaped rear garden through French doors. Upstairs, the three double bedrooms are tastefully presented, including a lovely main bedroom with an en-suite shower room and built-in wardrobes. The additional two bedrooms share access to a family bath/shower room. Externally, the property boasts a detached garage, ample driveway parking for multiple cars, and walled gardens to the front, side, and rear.

Key Features

- A modern detached house in an enviable position, offered to the market with no onward chain
- Located to the far end of phase 2 on a corner plot, adjacent to Killams Open Space
- Entrance hallway and cloakroom/WC
- Beautifully presented lounge with window to the front aspect flooding the room with light
- A generous modern, sleek kitchen/dining room with Quartz worktop surfaces and French doors to the rear garden
- Main bedroom with en suite shower room and built in wardrobes
- 2 further double bedrooms and family bath/shower room
- Double glazing, gas heating
- Detached garage and driveway for numerous vehicles electric car charging point
- Walled gardens to front, side and rear








Tenure: Freehold

Tax band: E

Property Location: what3words///economies.also.narrates

Services: The property is connected to mains water, mains drainage, main electricity and mains gas.

Please note there is an annual communal maintenance charge of £200 In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is a director of Wilsons.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	Band E
Asking price	£395,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached house
Property construction	Standard construction
Number and types of room	Please see floor plan and measurements for rooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP (fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & Data available with EE, Three, O2 & Vodafone.
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	No changes from date of build
Restrictions	New build covenants – please ask agent for more details
Rights and easements	None recorded
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	Annual service charge for development



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.