



Situated in the highly sought-after Dowslands area, just southeast of Taunton and under two miles from the town centre, this modern four-bedroom detached house offers spacious and flexible living across two floors. A convenient porch welcomes you into the home. Inside, you'll find a generously proportioned dining room that leads to a large lounge at the rear. The lounge seamlessly connects to a conservatory, which opens onto the rear lawned garden—ideal for outdoor entertaining and relaxing. The recently modernised kitchen boasts a wide range of fitted units and a breakfast bar, combining practicality with style. Adjacent to the kitchen is a spacious utility room, accessible from the front of the property, providing ample space for pushchairs, additional storage, and household chores. A downstairs WC adds further convenience. The staircase from the dining area leads to the first floor, where there are four bedrooms, two of which are doubles. There is also a contemporary family bathroom. The versatile layout makes this home ideal for those working from home or needing dedicated office space, making it perfect for a growing family. Externally, the property benefits from a front garden alongside a driveway for parking and a garage, with the opportunity to develop additional parking space if desired.

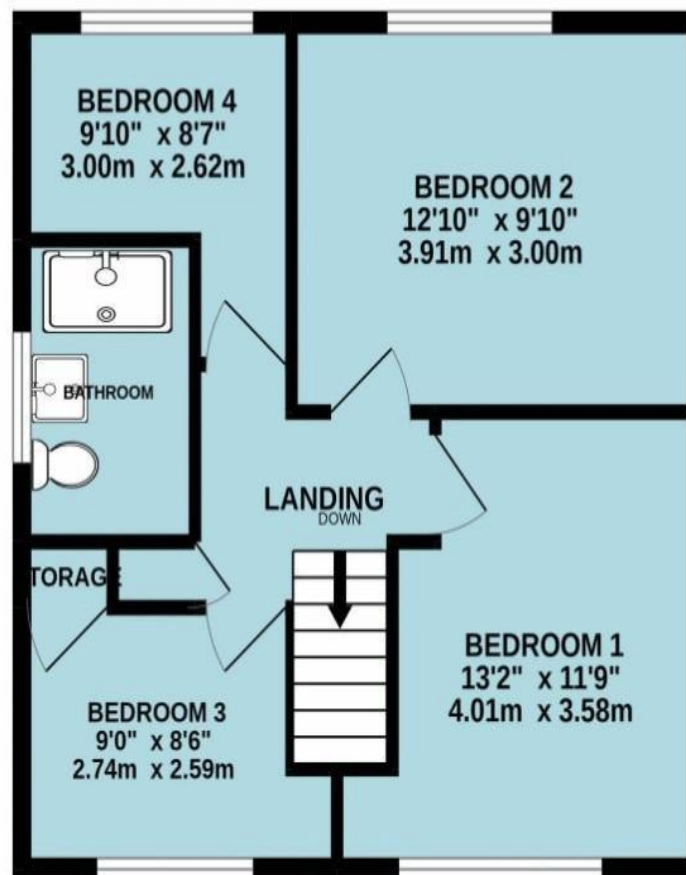
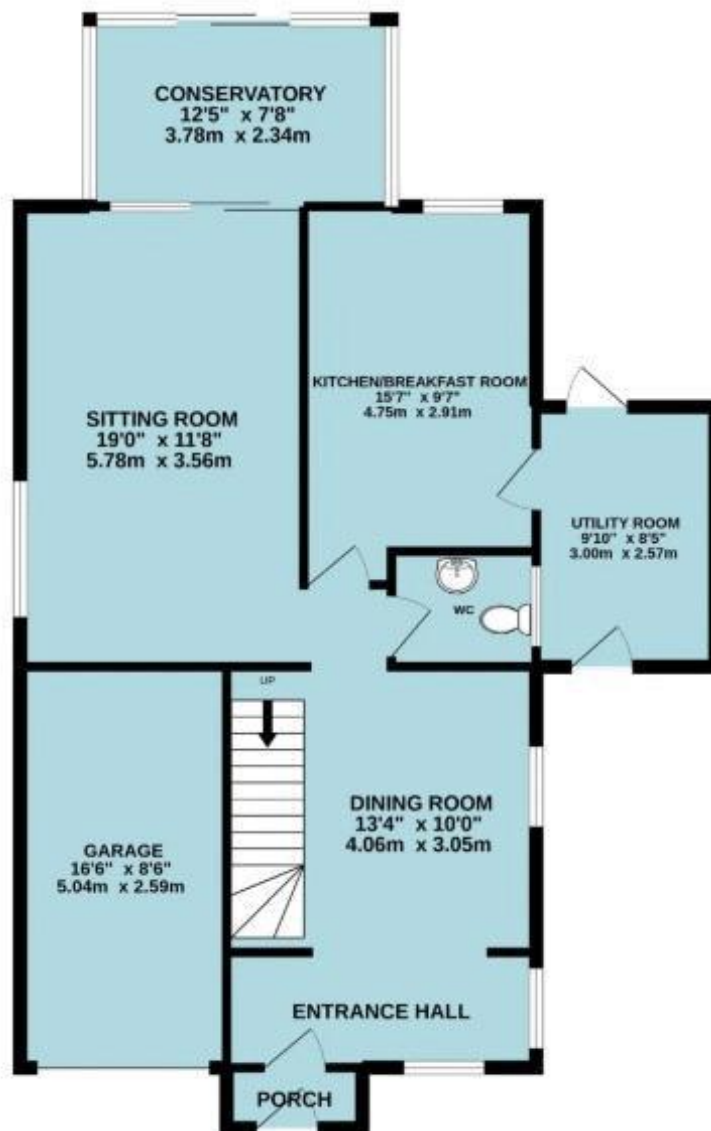


Key Features

- A modern detached house
- Located towards the end of a cul de sac
- 4 bedrooms
- 2 reception rooms and a conservatory
- Ground floor WC
- Refitted modern kitchen
- Modern white bathroom suite
- Gas heating and double glazing
- Enclosed rear garden
- Garage and driveway







Tenure: Freehold

Tax band: D

Property Location:

what3words///outboard.rail.segregate

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	D
Asking price	£335,000
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	House
Property construction	Brick
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultra-Fast
Mobile signal/coverage	https://checker.ofcom.org.uk/ 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	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
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)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons 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. Wilsons 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.