









## Mill Court, Tudor Park, Taunton, TA2 8TD

Situated on the outskirts of Monkton Heathfield within a small and desirable development, close to local amenities and Monkton Wood Academy, this stunning 4-bedroom family home offers a fantastic opportunity for those seeking a spacious and affordable property. The accommodation is spread over two floors and is accessed via a private courtyard, which leads to an impressive, covered entrance porch. Inside, the welcoming hallway features stairs to the first floor and doors to all ground-floor rooms. At the rear, a generous lounge with a fireplace serves as the focal point and provides access to the garden. Adjacent to the lounge is a well-appointed kitchen/breakfast room with built-in appliances, also opening to the garden. Additionally, there are two versatile ground-floor rooms that can function as bedrooms or reception spaces, along with a spacious shower room featuring two separate showers, a wash hand basin, and a toilet. Upstairs, you'll find two large double bedrooms, each with built-in cupboards. One bedroom benefits from an en-suite shower, while the other has an en-suite bathroom. The property is equipped with gas central heating and double glazing for comfort and efficiency. Externally, the front garden is laid to lawn, while the rear garden boasts artificial turf, flower borders, and side access. The property also includes an allocated off-road parking space and a garage. Early viewing is highly recommended to fully appreciate this wonderful home and avoid missing out.







## Property Features

- A large 4-bedroom family house
- 2 en-suite bedrooms and a family shower room with 2 separate showers
- Large lounge and kitchen breakfast room
- Garage and an allocated parking space
- Double glazing and gas heating
- Courtyard style front gardens
- Recent porch addition
- Enclosed rear garden with side access
- 1637 square feet
- Energy rating = B

**Tenure:** Freehold

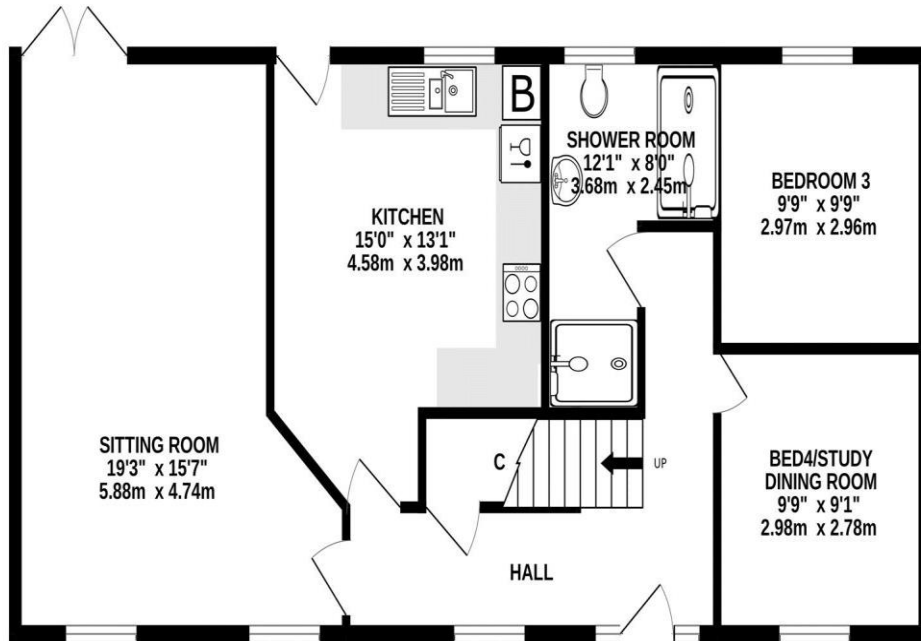
**Tax band:** E

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

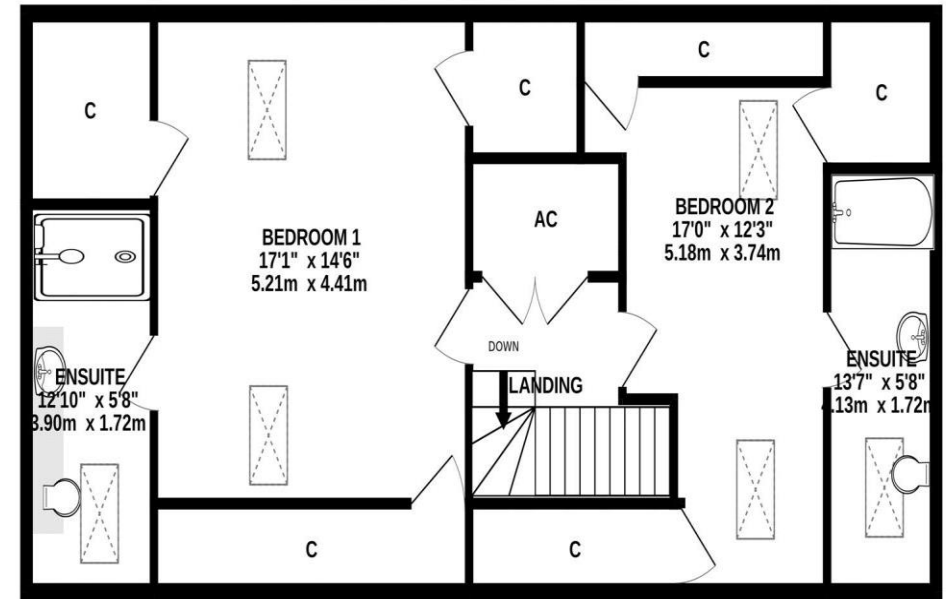
**Property location** What 3 Words [what3wordsV///developer.sideboard.hazelnuts](https://www.what3words.com/what3wordsV///developer.sideboard.hazelnuts)



GROUND FLOOR  
819 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.0 sq.m.) approx.



## 2 Mill Court Tudor Park, Taunton, TA2 8TD

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



**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	E
Asking price	£375,000
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 with a tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultra-Fast
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> EE, THREE, VODAFONE, O2
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form