



Peile Drive | | Taunton | TA2 7SZ

Asking Price £475,000



WILSONS
ESTATE AGENTS

Presented with no onward chain, this well-maintained family home exudes charm and character, making it an ideal choice for discerning buyers seeking a peaceful, residential setting. Arranged over two spacious floors, the property features a welcoming entrance hall with a cloakroom/WC and staircase ascending to the first floor. To the right of the hall is a sunny, bay-fronted lounge featuring a focal fireplace, which flows smoothly into the rear dining room. The dining area comprises of double door that opens up onto a patio area situated in the large garden. The kitchen/breakfast room is well-appointed with integrated appliances and offers space for a small dining area, perfect for casual meals. Adjacent is a utility room, enhancing practicality. Upstairs, the accommodation comprises four bedrooms, three double rooms one with an en-suite and a beautifully refitted family bathroom with modern fixtures. Double glazing and gas central heating ensure comfort throughout.

Externally, the property boasts a driveway with off-road parking for two vehicles, complemented by a partial integral garage. The low-maintenance front garden offers easy side access to the spacious rear garden. The generous rear garden is a true sun trap oasis, facing southeast, enclosed by wooden fencing, and beautifully landscaped with mature shrubs and flower bed borders. It features a paved patio area accessible from the double doors of the rear dining room, complete with a retractable electric awning, perfect for outdoor entertaining and a charming timber summer house.

- Modern detached house
- 2 reception rooms
- South easterly facing rear garden
- Garage and off road parking
- Highly sought after residential location
- 4 bedrooms (3 doubles)
- Kitchen, utility room & cloakroom/WC
- Beautiful appointed and looked after
- Double glazing and gas heating
- No onward chain



This impressive four-bedroom detached residence offers a blend of sophisticated design and practical family living, situated close to local amenities and scenic rural walks.



Lounge

15'9" x 11'11" (4.79m x 3.62m)

This spacious lounge offers a comfortable and inviting space, featuring a large bay window that floods the room with natural light. The focal point is a traditional fireplace with a polished wooden surround and a stone hearth, creating a cosy atmosphere. The room flows seamlessly into the adjacent dining room, which benefits from double doors leading out to the garden, making it perfect for entertaining or family meals.

Dining Room

9'10" x 9'7" (2.99m x 2.93m)

The dining room sits just beyond the lounge and features doors that open to the garden, inviting plenty of daylight into the space. It offers a peaceful setting for meals and socialising, with ample room for a dining table and chairs.

Kitchen

15'11" x 8'10" (4.84m x 2.69m)

The kitchen presents a traditional style with enhanced by tiled flooring for easy care. It is well-equipped with built-in appliances, including a double oven and an induction hob. The kitchen enjoys plenty of natural light from the windows, and an adjoining utility room offers additional space with plumbing for washing appliances and an external door to the garden, facilitating practical household chores.

Utility Room

The utility room offers practical space with a sink, countertop, and plumbing for a washing machine. It has a door leading directly to the garden, providing convenient access and making it ideal for laundry or additional storage.

Hall

The hallway forms a welcoming entrance to the home, with carpeted flooring that leads into the lounge, kitchen, and downstairs WC. A staircase with a wooden banister ascends to the first floor, and the hallway benefits from natural light through the front door area.

WC

This convenient WC is located off the hallway and includes a traditional white toilet and pedestal basin with tiled splashbacks. The space is compact and practical for guests and daily use.

Bedroom 1

18'3" x 8'9" (5.55m x 2.66m)

A generous master bedroom featuring two single beds and a range of fitted wardrobes with mirrored sliding doors, creating useful storage while reflecting natural light. The room is neutrally decorated with carpeted flooring and a window at the far end. This bedroom enjoys the benefit of an ensuite shower room for added privacy and convenience.

Ensuite

The ensuite shower room connected to the master bedroom is smartly presented in white with a corner shower cubicle, a toilet, and a wash basin.

Bedroom 2

12'5" x 12'2" (3.78m x 3.70m)

Bedroom 2 is a well-proportioned double bedroom with views to the front of the property through a large window. It is carpeted and neutrally decorated, providing a comfortable space that could suit various uses such as a guest or family bedroom.

Bedroom 3

13'3" x 8'8" (4.04m x 2.63m)

Bedroom 3 offers a single bed and an arrangement of furniture. The room features carpeted flooring and a window overlooking the rear garden, bringing in plenty of daylight.

Bedroom 4

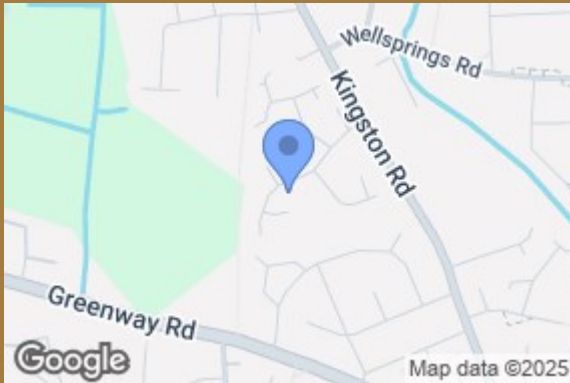
9'1" x 8'0" (2.78m x 2.43m)

Bedroom 4 is a smaller single room with a window to the back garden. It is carpeted and neutrally decorated, offering a versatile space that could serve as a child's bedroom or home office.

Shower Room

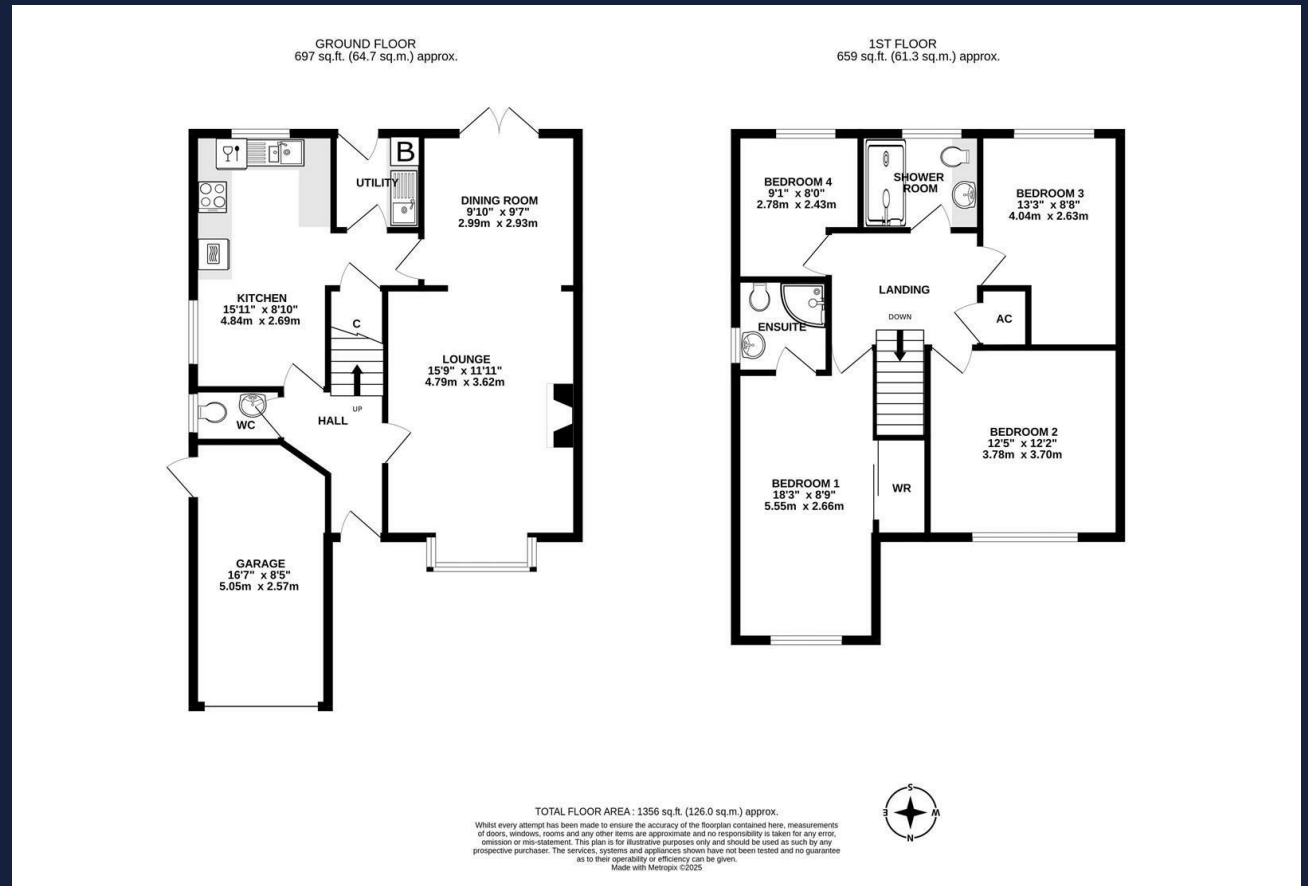
The shower room on the first floor has been refitted with modern fixtures, including a corner shower enclosure with marble-effect wall panels, a toilet, and a wash basin. The room is bright and functional with a window for natural light and ventilation.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	



Council Tax Band F EPC Rating C

Charter House
1 Business Park
Dawlish Warren
Dawlish
EX7 0NH
01823 324 324

info@wilsonsestateagents.co.uk
https://www.wilsonsestateagents.co.uk/

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.