



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:All mains services, mains gas, mains electricity, mains water, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: <https://what3words.com/string.broom.looks>

Council Tax Band: F

Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea – Very Low, Surface Water – Very Low

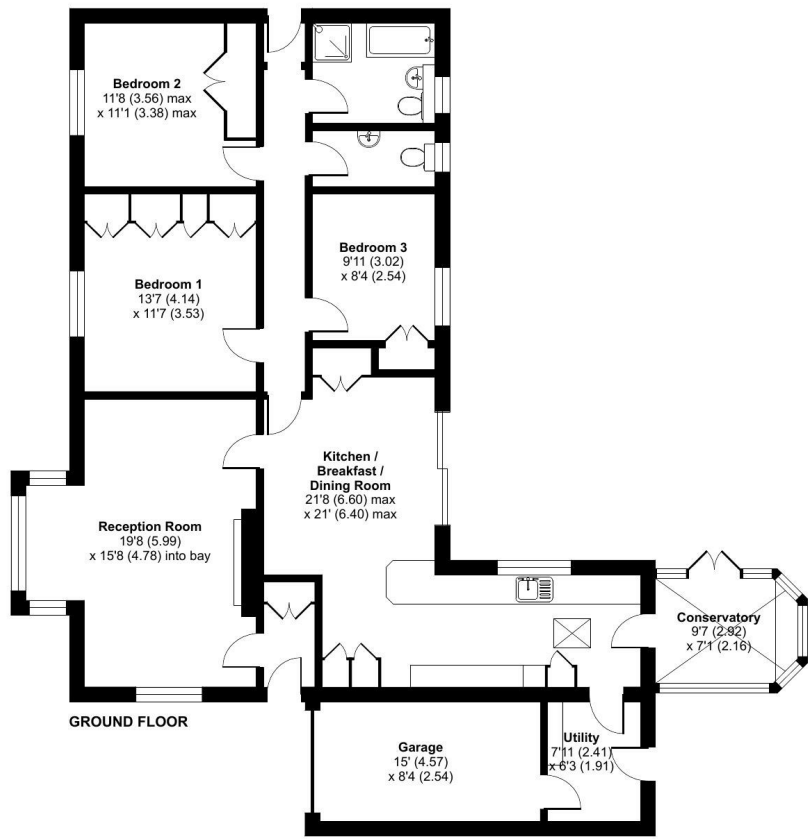
Agents Note:

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 purchasers 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 measurements are approximate and have been taken by Nichicom. 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. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 1998. 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.

Floor Plan

Inner Gullands, Taunton, TA1

Approximate Area = 1350 sq ft / 125.4 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1472 sq ft / 136.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1419196



Description

- Detached Bungalow
- Extended Accommodation
- Cul De Sac Position
- Close to Musgrove Park Hospital
- Re-fitted Kitchen & Bathroom
- Landscaped Garden
- Single Garage & Driveway

This spacious three-bedroom detached bungalow occupies a generous enclosed plot and is pleasantly situated in a quiet cul-de-sac position within the sought after residential location of Parkfield. Thoughtfully extended over the years, the property has been well maintained and improved to create a comfortable and well-balanced home which benefits from uPVC double glazing, mains gas-fired central heating with a newly installed gas boiler (May 2025) and has also enjoyed the re-fitting of both the kitchen and bathroom over recent years.

Ideally located for easy access to Taunton town centre and within close walking distance of Musgrove Park Hospital, the bungalow is perfectly positioned for convenience.



The accommodation is both light and well laid out. An entrance porch leads into a light and airy living room, a separate dining room provides an excellent area for entertaining and gives direct access to a well-planned, modern fitted kitchen. The kitchen has been completely re-fitted in recent years and is comprehensively equipped with a range of matching wall and base units, ample work surfaces and tiled splashbacks. Integrated appliances include a double oven, electric hob and built-in fridge and freezer, space and plumbing for dishwasher.

A separate utility room, accessed from the kitchen, offers space and plumbing for both a washing machine and tumble dryer, houses the wall-mounted gas boiler, and provides internal access to the garage as well as a door to the outside. A conservatory, also found off the kitchen, offers additional reception space and enjoys pleasant views over the garden.

From the dining room, a main hallway leads to three

good-size bedrooms. The re-fitted family bathroom is stylishly appointed and comprises a bath with tiled surround, separate walk-in shower, WC and wash hand basin. A cloakroom completes the accommodation.

Externally, the rear garden is fully enclosed and has been creatively landscaped to provide an attractive and private outdoor space. Adjoining the rear of the bungalow is a generously sized patio area, ideal for outdoor dining and entertaining, complemented by mature borders and a well-maintained area of lawn. The garden also benefits from a timber shed, summer house and gated side access.

To the front, the property is approached via a resin driveway providing off-road parking for two family vehicles, leading to a single garage equipped with electric power and lighting. The front garden is laid to decorative gravel chippings with planted areas, designed for ease of maintenance.

