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Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Mobile Phone Coverage: Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Council Tax Band: F
Flood Risk: Rivers & Sea—very low. Surface water—very low.

GENERAL REMARKS AND STIPULATIONS:



82 Waterleaze, TA2 8PX

£500,000 Freehold



Wilkie May & Tuckwood

Floor Plan

Waterleaze, Taunton, TA2

Approximate Area = 1848 sq ft / 171.6 sq m
Garage = 287 sq ft / 26.6 sq m
Total = 2135 sq ft / 198.3 sq m
For identification only - Not to scale



Description

- Five Bedrooms
- Detached House
- Double Garage
- Mains Gas Central Heating
- uPVC Double Glazing
- South Facing Rear Garden
- Solar Panels
- Electric Car Charging Point
- Beautifully Presented Throughout

Situated on a popular modern development, is this spacious and well presented, five bedroom detached family home. The property benefits from solar panels, a double garage with electric charging point and a South facing rear garden.



The accommodation is arranged over three floors and, in brief, comprises a front door opening into a welcoming entrance hallway with stairs rising to the first floor and doors providing access to all ground floor rooms. Off the hallway is a useful cloakroom fitted with a low-level WC and wash hand basin. The living room runs the full length of the house, enjoying an aspect to the front and uPVC double-glazed patio doors opening directly onto the rear garden. There is a separate dining room located at the front of the property, ideal for both family meals and entertaining. To the rear is a generously sized kitchen/breakfast room fitted with a range of matching wall and base units with work surfaces over, a 1½ bowl sink with mixer tap, integrated eye-level double electric oven, integrated hob with extractor hood above, integrated dishwasher and space for a fridge/freezer. The ground floor accommodation is completed by a utility room offering additional work surface and storage space, together

with plumbing and space for a washing machine and tumble dryer. On the first floor there are three bedrooms, two of which are double rooms benefitting from built-in wardrobes and modern en-suite shower rooms. The second floor provides the remaining two bedrooms along with a family bathroom. Externally, the south-facing rear garden is predominantly laid to lawn with areas of gravel, complemented by established flower and shrub borders. There is also a composite decked seating area with metal pergola, along with useful side access, an outside tap and external lighting. To the front of the property is a double garage fitted with two up-and-over doors, power and lighting, with off-road parking for two vehicles in front. The property further benefits from solar panels and an electric car charging point.

