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MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

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, TAI 4DY

Property Location: <https://logs.leaves.known>

Council Tax Band: F

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

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

Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

Agents Note: Sales particulars correct as of July 2026

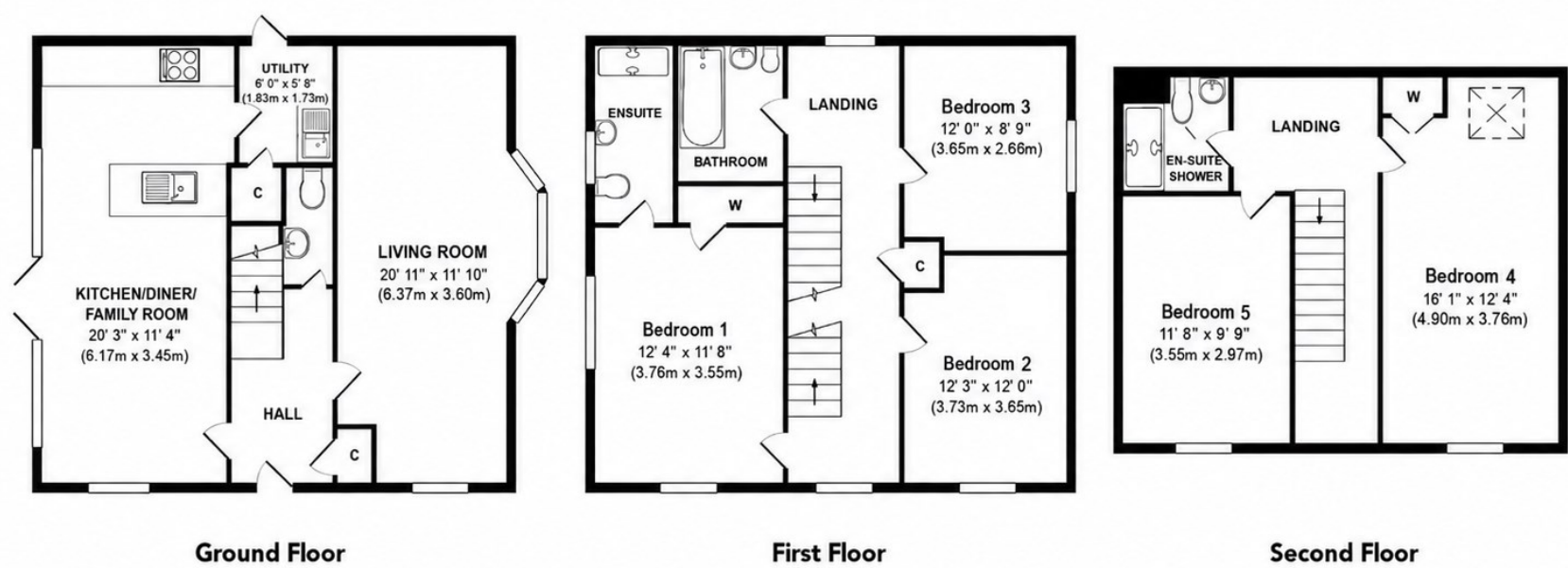


112 Collett Road,
Taunton, Somerset, TA2 6DD
£450,000

5 1 3 B EPC

Wilkie May & Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Description

- Five Bedrooms
- Detached Family Home
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Double Garage & Off Road Parking
- Cul-De-Sac Position
- Well Presented Throughout
- Enclosed Rear Garden
- En-Suite Shower Room
- Utility Room

A beautifully presented five bedroom detached family home in a private cul-de-sac position, arranged over three floors. Highlights include a superb kitchen/dining/family room, master en-suite, landscaped rear garden, double garage and driveway parking.



The accommodation is arranged over three floors and comprises, in brief: an entrance hallway with doors leading to the cloakroom, living room and kitchen/dining room. The useful ground floor cloakroom comprises a low level WC and wash hand basin. The living room is a generous size and benefits from dual aspect windows to the front and side. The light and airy kitchen/dining room features tiled flooring, uPVC double glazed French doors opening onto the rear garden, a breakfast bar, and a selection of matching wall and base units with work surfaces over. Integrated appliances include an eye level double oven, gas hob with extractor fan above and fridge/freezer. A door leads through to the utility room, which offers further work surfaces plus space and plumbing for a washing machine. On the first floor

there are three bedrooms, with the master bedroom benefiting from an integrated wardrobe and en-suite shower room comprising a low level WC, wash hand basin and shower cubicle. There is also a family bathroom on this floor comprising a panelled bath, low level WC and wash hand basin. The second floor provides two further bedrooms, along with a shower room comprising a low level WC, wash hand basin and shower cubicle. Externally, the rear garden is private and not overlooked. It is predominantly laid to lawn, with a selection of mature plants and shrub borders, together with areas of decking and patio. There is also an outside tap and outside light. The double garage benefits from power, lighting and an up-and-over door to the front. In front of the garage, a driveway provides off road parking for three/four cars.

