



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/grandest.outbid.kept>
Council Tax Band: D
Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Surface Water - Very Low, Rivers & Sea - Very Low.
Agents Note: Details Correct As Of September 2026.

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

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.

Floor Plan

Dunkleys Way, Taunton, TA1

Approximate Area = 1156 sq ft / 107.3 sq m
Garage = 184 sq ft / 17 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 1430 sq ft / 132.6 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). © nichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1513298

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Description

- Three Bedroom Semi-Detached Family Home
- Versatile Garden Office / Studio
- Generous Principle Bedroom with En-Suite
- Refitted Kitchen / Dining Room
- Single Garage and Driveway
- Private and Enclosed Rear Garden
- uPVC Double Glazing & Gas Central Heating

A well-presented three-bedroom, double-fronted semi-detached family home, situated in the sought-after residential location of Hillyfields.

Constructed circa 1999 by the highly regarded builders Messrs C G Fry, this attractive property offers well-proportioned accommodation ideally suited to modern family living. The property is offered in good decorative order throughout and benefits from uPVC double glazing and mains gas central heating.

The accommodation has been further enhanced by a completely re-fitted kitchen/dining room and re-fitted en-suite shower room.



A front door opens into the welcoming entrance hall, with doors providing access to the living room, kitchen/dining room and cloakroom. A staircase rises to the first floor.

The living room is of generous proportions and benefits from a pleasant dual aspect, creating a light and spacious environment. French doors provide direct access to the rear garden, while an electric fire provides an attractive focal point.

The kitchen/dining room has been completely re-fitted with a comprehensive range of matching wall and base units, complementary work surfaces and upstands. Integrated appliances include a double oven, built-in gas hob and dishwasher, with space provided for a tall fridge/freezer. The room also offers ample space for a good-sized dining table, making this an ideal family and entertaining space.

A separate utility room provides space and plumbing for both a washing machine and tumble dryer, together with a wall-mounted Vaillant gas boiler.

A cloakroom completes the ground floor.

To the first floor are three bedrooms, including a particularly

generous principal bedroom with a re-fitted en-suite shower room; comprising a WC, wash hand basin and a tiled walk-in shower and drencher shower over.

A family bathroom completes the first-floor accommodation. There is also loft access, with the loft space having been partially boarded, providing useful additional storage.

To the rear, the property enjoys a well-established and fully enclosed garden, mainly laid to lawn with paved pathways and a variety of mature shrubs and planting. Offering a good degree of privacy, the garden provides a pleasant space for relaxing and entertaining. A particular feature is the separate garden office/studio, finished with wooden flooring and ceiling, painted walls, power and lighting, along with double-glazed sliding doors. This versatile additional space lends itself perfectly to use as a home office, studio, hobby room or gym.

A double-gated driveway/side access leads to the rear of the property and continues down to a single garage, which benefits from electric power and lighting.

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