



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: All mains services, mains gas, mains electricity, mains drainage, mains water.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/zapped.aimed.fires>
Council Tax Band: F
Broadband Availability: Ultrafast up to 10000 Mbps download & 10000 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: We are informed there is a service charge of £250 PA for the communal areas

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.

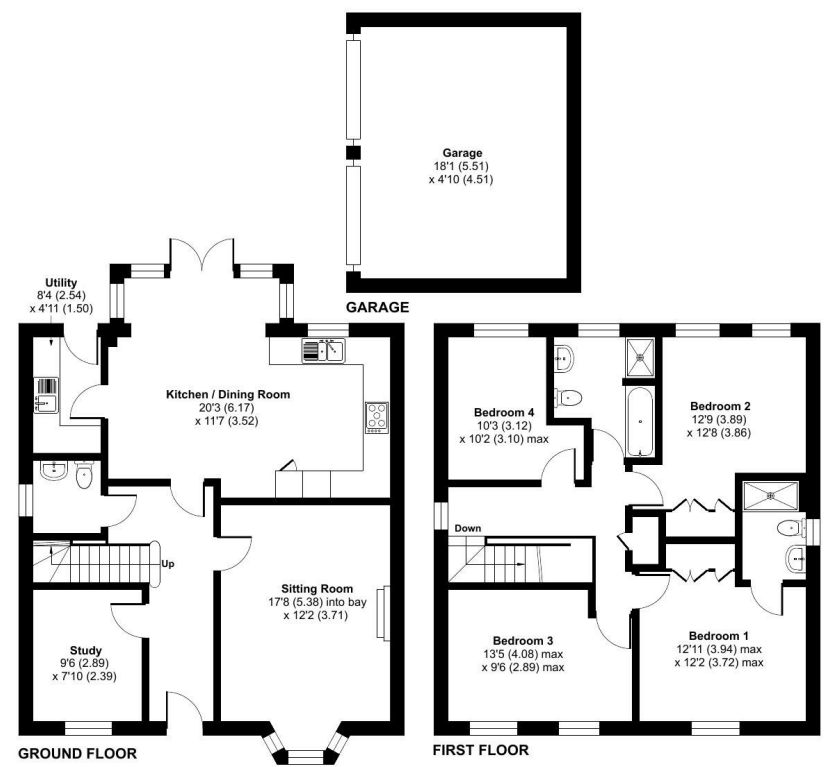
ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned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

Walkers Rise, Monkton Heathfield, Taunton, TA2

Approximate Area = 1472 sq ft / 136.7 sq m
Garage = 267 sq ft / 24.8 sq m
Total = 1739 sq ft / 161.5 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). © nchecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1482568

Description

- Four Bedroom Detached Family Home
- Double Garage
- Landscaped Garden
- uPVC D/G & Gas C/H

A beautifully presented four-bedroom modern detached family home, constructed by Messrs David Wilson Homes to their highly regarded Holden design. This attractive property offers well-planned and spacious accommodation arranged over two floors and benefits from uPVC double glazing and mains gas central heating. Externally, the home is further enhanced by a double garage, driveway parking for two vehicles, and a fully enclosed landscaped rear garden.



A welcoming front door opens into a spacious entrance hall, providing access to all principal reception rooms and stairs rising to the first floor. To the front of the property is a generously sized living room, offering a bright and comfortable space for relaxation. Also located at the front is a useful study, ideal for home working.

To the rear of the property is an impressive open-plan kitchen/family room, fitted with a matching range of wall and base units with work surfaces and upstands. Integrated appliances include a double oven, six-ring gas hob with extractor hood, dishwasher, and fridge freezer. There is ample space for a dining table, and French doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

A separate utility room provides space for both a washing machine and tumble drier and offers additional access to the garden. A cloakroom with understairs storage cupboard completes the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an

en-suite shower room, bedroom 2 is also enhanced by a built in wardrobe. A modern family bathroom serves the remaining bedrooms and is fitted with a WC, wash hand basin, bath, and separate shower.

To the rear, the property enjoys a well-maintained and thoughtfully landscaped garden. A raised patio area adjoins the rear of the house, with steps leading down to a shaped lawn bordered by planted beds. There is also a raised decked seating area positioned behind the garage, along with gated rear access.

To the rear, a driveway provides off-road parking for two vehicles and leads to a double garage, equipped with power and lighting, and featuring two up-and-over doors. Access to the front of the property is pedestrian only.