



Staple Lane

Taunton TA4 4DE

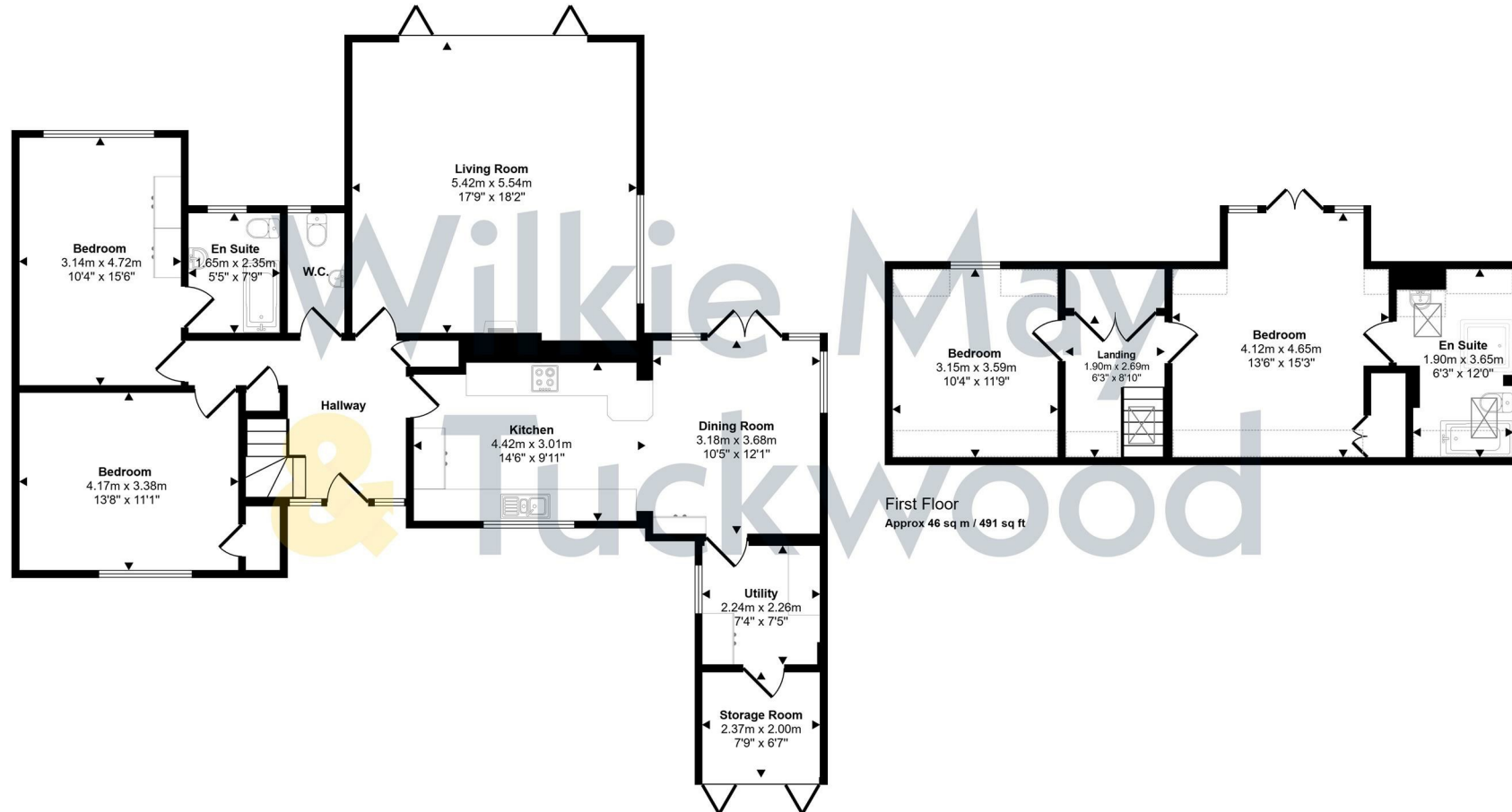
Price £585,000 Freehold

			
4	2	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
165 sq m / 1771 sq ft



Ground Floor
Approx 119 sq m / 1281 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented detached four bedroom bungalow, with outstanding uninterrupted views, off road parking and private gardens.

- Beautifully Presented Accommodation
- 2 x En-Suite Bedrooms
- Outstanding Views
- Garage & Off Road Parking
- Private Gardens
- Oil Fired Central Heating



The accommodation in brief comprises; Solid wooden door with side viewing panels into the spacious Entrance Hall; solid oak engineered flooring, under stairs storage cupboard, airing cupboard with stainless steel hot water cylinder with immersion. Living Room; double aspect, with solid oak engineered flooring, bi-fold doors to the rear garden, fireplace with polished stone surround and inset wood burner, built-in alcove shelving with cupboards under. Kitchen: with aspect to front with tiled floor, a range of grey painted cupboards and drawers under a squared edge rolled edge worktop with inset one and a half bowl ceramic sink with mixer tap over, tiled splashback, integrated dishwasher, integrated fridge/freezer, space for electric Aga (The Ever hot is not included in the sale) ample room for the dining table, French doors to the rear garden. Utility Room; with a Grant floor standing oil-fired boiler, space and plumbing for washing machine, range of storage cupboards, door into the Store Room; with the original folding timber doors and lighting. Downstairs WC; low WC, oak engineered flooring, panelled walls, wash basin. Ground floor En-Suite Bedroom; with aspect to rear, views, built in wardrobes, door into En-Suite Bathroom; with a white suite comprising a panelled bath with tiled surrounds, thermostatic mixer shower over, wash basin, low level WC. Ground Floor Bedroom Two; aspect to front, library shelving, storage cupboards. Stairs to the first floor from the Entrance Hall; landing with built in wardrobes. En-Suite Bedroom Three; with aspect to rear, patio doors onto the balcony with far reaching views to the Brendon Hills, and in the distance to Minehead, built in wardrobes, door into En-Suite Bathroom; with four piece white suite comprising a panelled bath, tiled surround, mixer tap over, shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Bedroom Four; Dormer window with aspect to rear, eaves storage.

The property is approached through a five bar timber gate, onto a gravelled driveway with off road parking for a number of vehicles. There is side access to the attractive rear gardens, which enjoy a good degree of privacy and are laid mainly to lawn with established hedges boundaries incorporating a pond, greenhouse, timber shed and covered veranda.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is plenty of off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchaser and do not constitute part of an offer or contract. Prospective 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 warranties 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 intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 31st March 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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. 8b 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. References to the feature 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.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE

