2 Castle Grove, TA2 8GP

£925,000 Freehold

6	2	4	B EPC

Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains electricity, mains water, septic tank drainage.

Local Authority: Somerset Council, County Hall, The crescent, Taunton, TA1 4DY

Property Location: https://what3words.com/supposes.breathy.mugs

Council Tax Band: G

Broadband Availability: Superfast up to 30 Mbps download & 6 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: We understand that planning permission has been granted for a development in a nearby field to the rear of the property. Please contact the office for further information.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

The Property Ombudsman

rightmove

Tel: 01823 332121

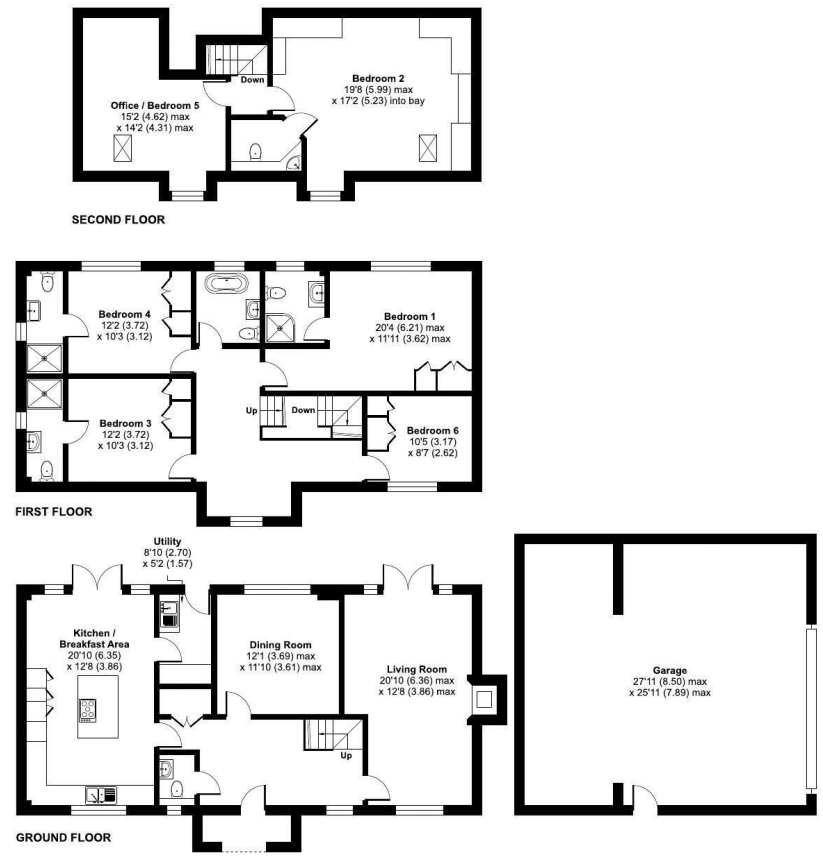
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

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Floor Plan

Castle Grove, Langaller, Taunton, TA2

Approximate Area = 2459 sq ft / 228.4 sq m
Garage = 722 sq ft / 67 sq m
Total = 3181 sq ft / 295.4 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). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1536632

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Description

Constructed in 2020 by Unique Homes SW Ltd, this impressive six-bedroom, four-bathroom detached family home occupies an attractive position within a small collection of executive properties in Langaller, conveniently situated between Bathpool and Creech St Michael.

Offering spacious, thoughtfully planned accommodation arranged over three floors, this superb home combines contemporary styling with high-quality fittings and versatile living space ideally suited to modern family life. The property benefits from uPVC double glazing, an air source heat pump, underfloor heating to the ground floor and radiators to the first and second floors. Further notable features include a secure electric gated driveway providing parking for five to six vehicles, together with a substantial triple garage.



Internally, the property is approached via a front entrance door opening into a welcoming entrance hall, which provides access to the principal ground floor rooms. Positioned at the far end of the property is an impressive dual-aspect living room, featuring a wood-burning stove and doors providing access to the outside, creating an inviting space for relaxation and entertaining. A separate dining room offers additional reception space. The kitchen is comprehensively fitted with an extensive matching range of wall and base units, complemented by quartz work surfaces and upstands. Integrated appliances include a stainless steel double oven, microwave, electric hob with rising extractor, fridge/freezer and dishwasher. A central island unit incorporates an inset wine cooler, while there is ample space for a dining table and access to the outside, making this an excellent space for everyday family life and entertaining. A separate utility room provides matching units, space for both a washing machine and tumble dryer, and an external door. A cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, three of which benefit from built-in wardrobes and stylish en-suite shower rooms. A beautifully appointed family bathroom serves the remaining bedroom and completes the accommodation on this level. The second floor provides two further generous bedrooms, offering excellent flexibility for larger families, guests or home working. One bedroom benefits from useful eaves storage and hanging rails, while a separate toilet and wash basin provide additional convenience.

Externally, the property is approached via a private electric gated entrance leading onto a brick-paviour driveway, providing extensive off-road parking for five to six vehicles. The impressive triple garage benefits from an electric roller door, power and lighting, together with side access and a useful dedicated bicycle storage area to the rear. The principal garden has been thoughtfully landscaped to create an attractive outdoor setting, featuring a large sandstone patio, shaped lawn and mature planted borders, providing an ideal space for outdoor dining, entertaining and family enjoyment.

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