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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.

Agents Note: Sales particulars correct as of August 2026

Flood Risk: Very Low. Surface Water - Very Low.

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

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

Council Tax Band: D

Property Location: ///bond.basis.ranged

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

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



9 Parkfield Crescent,
Taunton, Somerset, TA1 4RX
£379,950 Freehold

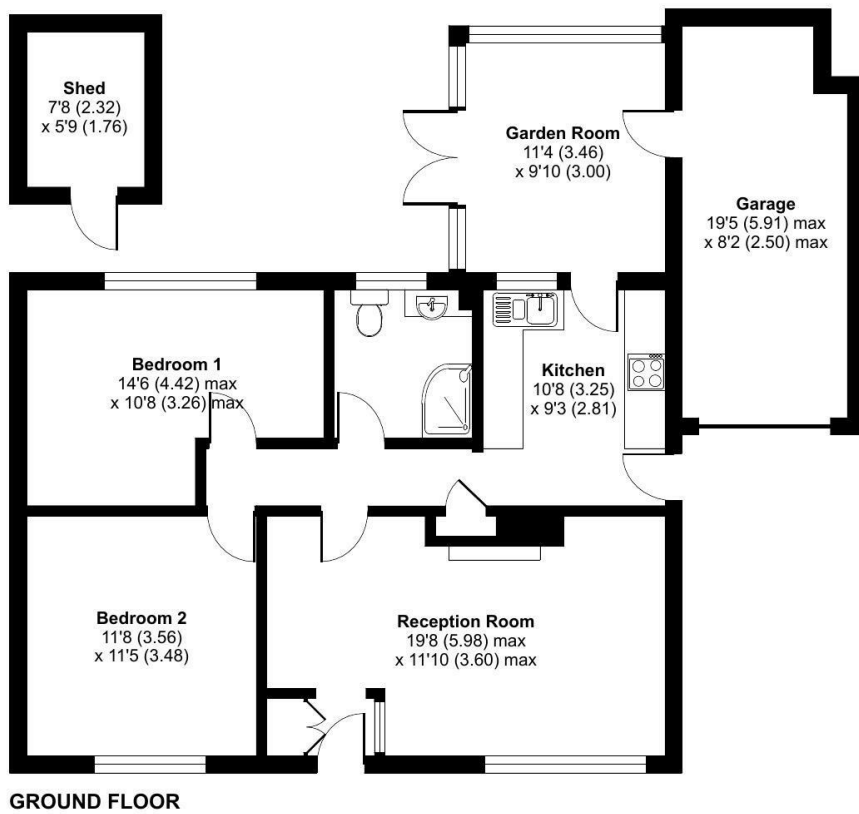
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Wilkie May
& Tuckwood

Floor Plan

Parkfield Crescent, Taunton, TA1

Approximate Area = 1012 sq ft / 94 sq m (Includes Garage)
Outbuilding = 45 sq ft / 4.2 sq m
Total = 1057 sq ft / 98.2 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: 1508062

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Description

- Two Double Bedrooms
- Link Detached Bungalow
- Popular Parkfield Location
- Mains Gas Central Heating
- uPVC Double Glazed
- Beautifully Presented Throughout
- Conservatory/Sun Room Extension
- Enclosed Rear Garden
- Single Garage & Off Road Parking

Beautifully presented throughout, this attractive two bedroom link-detached bungalow is situated in the popular Parkfield area. The property offers spacious and well maintained accommodation, including a conservatory/sun room extension, alongside a private enclosed rear garden, single garage and off road parking.



The property has been completely refurbished and modernised by the current owner in recent years, creating an attractive and low maintenance home in a highly convenient location, within walking distance of the town centre, Musgrove Park Hospital and reputable local schools.

The accommodation comprises, in brief, a front door leading into the entrance hall, which benefits from a useful full height storage cupboard and provides access into the living room/dining room. Situated at the front of the property, the living room features a large uPVC double glazed window overlooking the front garden and an electric fire with a reconstituted marble surround.

The kitchen is fitted with a selection of matching wall and base storage units with work surfaces over, incorporating an integrated cooker, gas hob, extractor fan and fridge. A door leads through to the large conservatory/sun room, which has recently benefited from a replacement fully

insulated roof, making this a useful and comfortable room to enjoy throughout the year. There is also a useful door providing internal access into the garage.

The property offers two good sized double bedrooms, with the first overlooking the front of the property and the second enjoying views over the rear garden. Completing the internal accommodation is a modern shower room comprising a low level WC, wash hand basin and shower cubicle.

Externally, the rear garden is private and not overlooked, with well stocked borders containing a variety of colourful flowers and shrubs. There is an area of patio, outside tap and lighting, together with a garden shed for storage. To the front of the property is a further area of well stocked garden, along with a driveway providing off road parking for up to three cars. The driveway gives access to the single garage via an up-and-over door. The garage benefits from light and power with space and plumbing to the rear for a washing machine and fridge freezer.

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