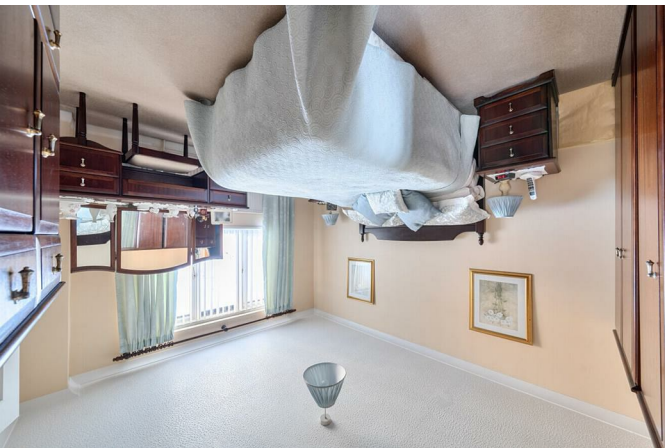
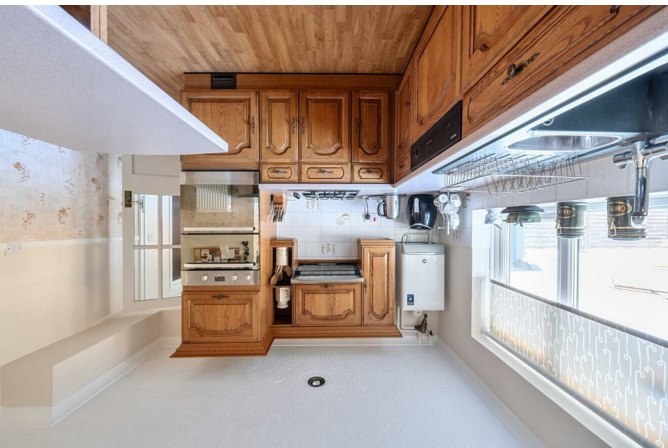




IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.

rightmove

The Property Ombudsman

Tel: 01823 332121

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

WM&T

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

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

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

Property Location: <https://clublifts.ozone>

Council Tax Band: D

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

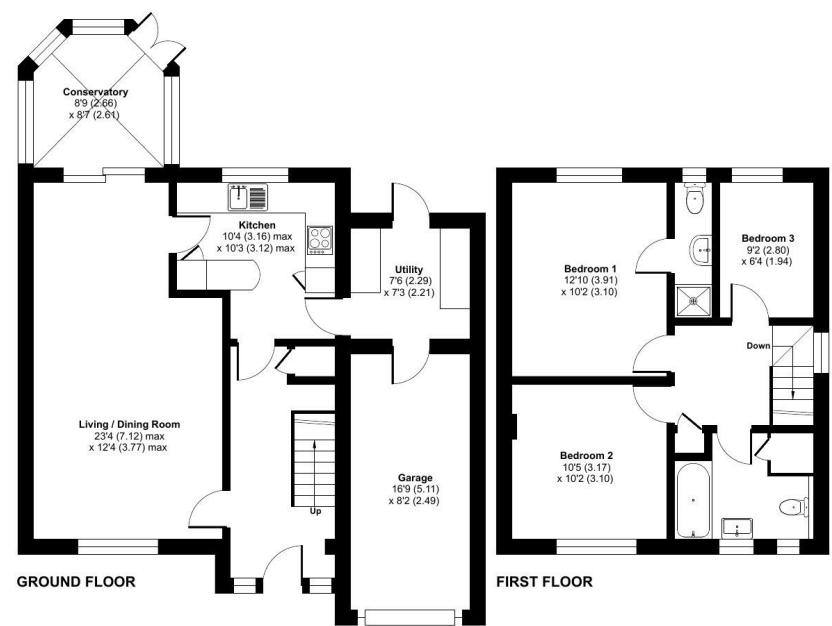
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Low, Surface Water - Medium.

Floor Plan

The Oaks, Taunton, TA1

Approximate Area = 1081 sq ft / 100.4 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1212 sq ft / 112.5 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). © n3chem 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1418801



Description

- Three Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Conservatory Extension
- Single Garage & Off Road Parking
- Enclosed Rear Garden

A well presented, three bedroom detached family home situated in a quiet cul-de-sac within a popular residential development. The property benefits from uPVC double glazing, mains gas fired central heating and a conservatory extension to the rear. Outside there is an enclosed rear garden, off-road parking and a single garage. The property is conveniently located close to local schools and amenities.



The accommodation is arranged over two floors and comprises, in brief; a front door leading into an entrance hallway with stairs rising to the first floor, an understairs storage cupboard and doors leading to the living room and kitchen. The living/dining room runs the full length of the property and enjoys a window to the front aspect. Patio doors lead through to the conservatory, which features dwarf walls and French doors opening onto the rear garden. The kitchen is fitted with a selection of matching wall and base units with work surfaces over, 1 & 1/2 bowl sink with hot and cold mixer tap, integrated eye-level electric oven, four ring gas hob with extractor fan above and an integrated dishwasher. A door leads into a useful utility room providing additional work surface space, a sink, space and plumbing for a

washing machine and space for a tumble dryer. The utility room also provides access to the rear garden and the integral garage. On the first floor there are three bedrooms, the master bedroom benefiting from an en-suite shower room comprising a low level WC, wash hand basin and shower cubicle. The accommodation is completed by a family bathroom fitted with a low level WC, wash hand basin and panelled bath. Externally, the rear garden enjoys a good degree of privacy and is not overlooked. It is predominantly laid to patio and gravel chippings for ease of maintenance, with an outside tap and external lighting. To the front of the property there is a driveway providing off-road parking, along with a single garage with up-and-over door, power and lighting.

