1 Elmbarton Cottages

TA2 6AN

£290,000 Freehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains service, mains electricity, mains gas, mains water, mains drainage.

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

Property Location: https://what3words.com/index.twin.island

Council Tax Band: D

Broadband Availability: Superfast up to 56 Mbps download & 15 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: Details accurate as of 12th May 2026.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

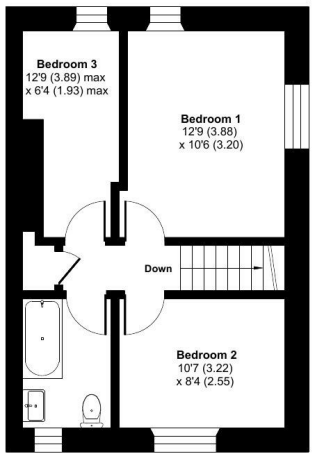
WM&T

Floor Plan

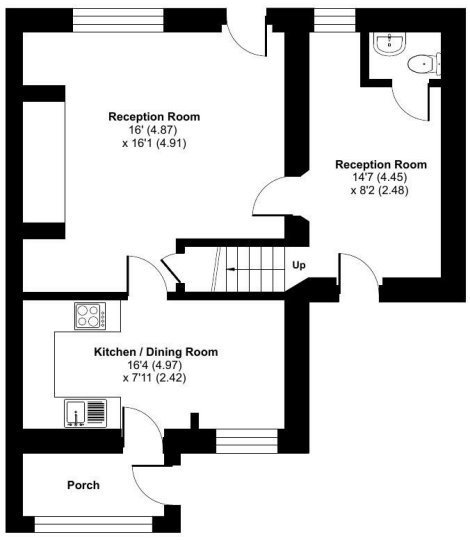
Staplegrove, Taunton, TA2

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1463497

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Description

- Semi Detached Home
- Cul De Sac Position
- uPVC D/G & Gas C/H
- Driveway for Two/Three Vehicles
- Three Bedrooms

Situated within a cul-de-sac to the north of Taunton, this two/three-bedroom semi-detached cottage offers comfortable and versatile accommodation, ideal for families or those seeking a peaceful yet accessible location.

The property benefits from double glazing and mains gas central heating, and is set within front and rear gardens. A generous gravel driveway to the front provides off-road parking for two to three vehicles.

In recent years, the property has been improved by the current owners, including the refitting of both the kitchen and the family bathroom.



The accommodation briefly comprises: an entrance porch with a door leading into the kitchen. The kitchen is fitted with a matching range of wall and base units, work surfaces, and tiled splashbacks. Integrated appliances include an oven and gas hob, with space for a dishwasher and room for a dining table.

A doorway leads through to a spacious living room featuring an open fireplace and access to the rear garden. From here, a further doorway leads to a separate family room, which offers additional reception space and includes stairs rising to the first floor.

On the first floor, there are two well-proportioned bedrooms, a nursery/study or occasional bedroom along with a refitted family bathroom.

Externally, the property enjoys both front and rear gardens. The rear garden is enclosed and mainly laid to lawn, complemented by mature trees, shrubs, and hedging, providing a good degree of privacy.

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