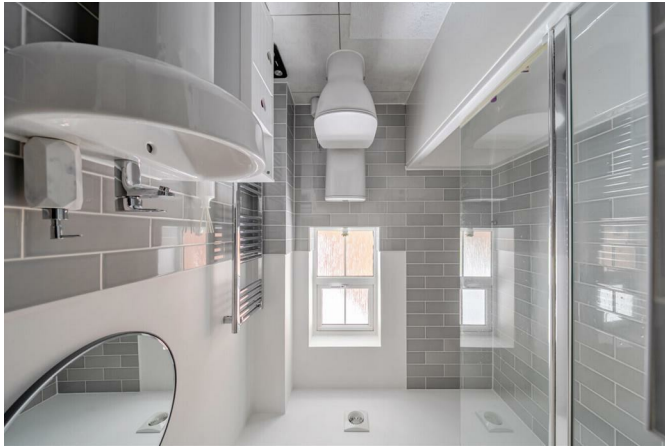


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending 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 warranty. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by the vendor. 6. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty. 7. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending 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. 8. Financial Evaluation: 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 1998. 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 or surveyor. 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. A Buyer is advised to obtain verification from their solicitor.

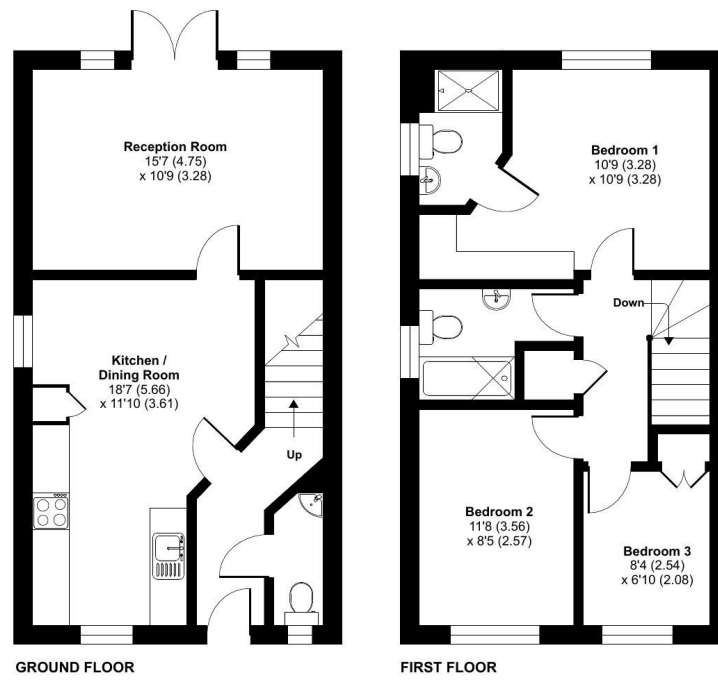
**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** All mains services, mains electricity, mains gas, mains water, mains drainage.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY  
**Property Location:** <https://what3words.com/ranked.conspire.clicker>  
**Council Tax Band:** C  
**Broadband Availability:** Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea - Very Low, Surface Water - Very Low.  
**Agents Note:** There is an annual service charge for this development of £ PA



36 Stawell Road, TA4 3FA  
 £330,000 Freehold

3	1	2	B EPC

Wilkie May & Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF:1439206

## Description

- Stylish Semi Detached Family Home
- Landscaped Garden
- uPVC D/g & Gas C/H
- Beautifully Presented

A beautifully presented three-bedroom modern semi-detached family home, occupying a private position within this sought-after development. Constructed in 2021 by the highly regarded national housebuilder David Wilson Homes, the property is built to their popular Ashurst design and has been thoughtfully upgraded beyond the original specification.

The current owners have enhanced the home with a high-quality fitted kitchen featuring integrated appliances including oven, hob, fridge freezer, dishwasher and washing machine. In addition, stylish ceramic tiling has been laid throughout the hallway, cloakroom and kitchen/dining room. Further improvements have been made to both the family bathroom and en-suite, while the rear garden has been professionally landscaped to a high standard.



In brief, the accommodation comprises a welcoming entrance hall with cloakroom, leading through to a superb open-plan kitchen/dining room. This bright and airy space benefits from dual-aspect windows, creating a light-filled heart to the home. A door leads through to a cosy living room, complete with French doors opening onto the rear garden.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom enjoys large fitted wardrobes and a contemporary en-suite shower room. Bedrooms two and three also benefit from

built-in wardrobes, and a stylish family bathroom completes the accommodation.

Externally, the rear garden is generously sized and has been fully professionally landscaped. A large patio adjoins the rear of the property and extends to the side, where there is gated access. The remainder of the garden is laid to lawn, complemented by mature sleeper borders and a decked seating area beneath a pergola—ideal for outdoor entertaining.

To the side of the property, there is off-road parking for two vehicles.