



Brightwaters Broadlands Rise, TA1 4HL

£575,000 Freehold

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Wilkie May & Tuckwood

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/vision.claim.eagle>
Council Tax Band: F
Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 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:

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

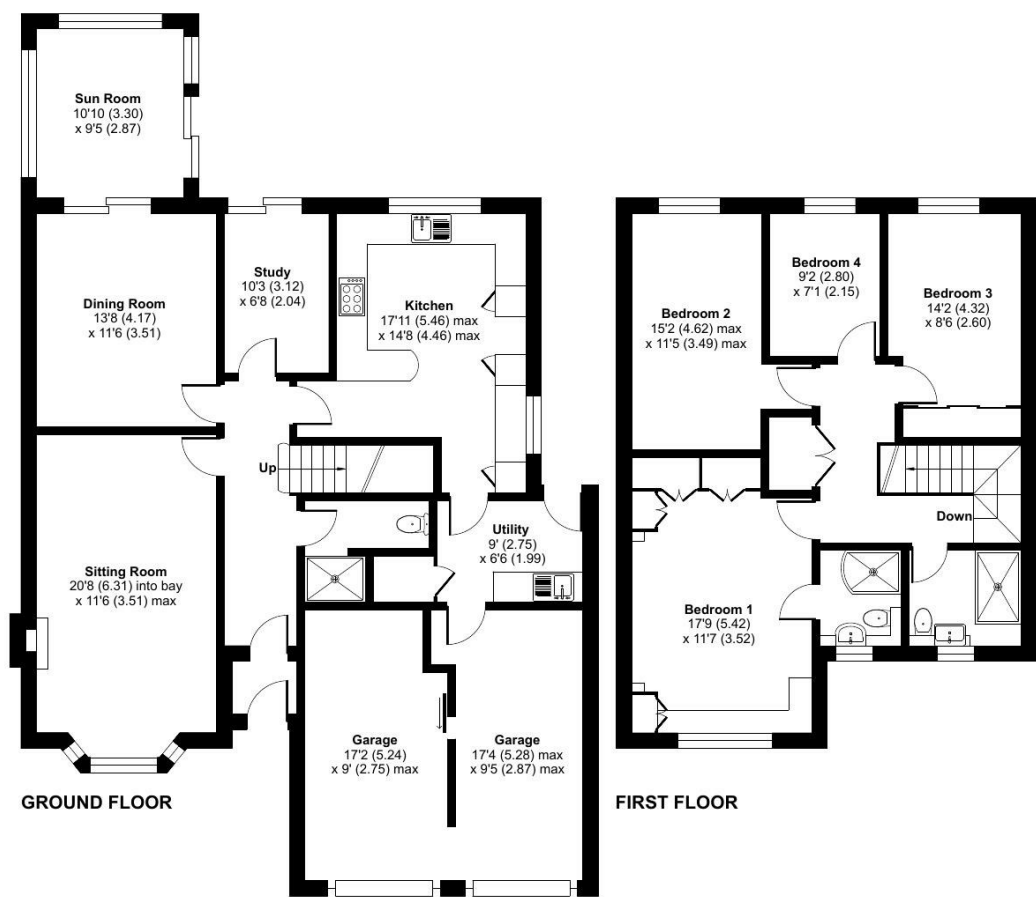
rightmove

The Property Ombudsman

Tel: 01823 332121

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

WM&T



Description

- Four Bedroom Detached Family Home
- Sought After Location
- Three Reception Rooms
- Integral Double Garage and Driveway
- Close to Vivary Park

Situated within the highly sought-after residential location of Broadlands, close to Vivary Park and Musgrove Park Hospital, Bright Waters is an attractive four-bedroom detached family home with an integrated double garage, generous parking, and a low-maintenance rear garden.

The property benefits from double glazing and mains gas central heating and is further enhanced by a double-glazed sun room overlooking the rear garden.



The accommodation is well-presented throughout and begins with a welcoming entrance hall providing access to the principal ground floor rooms. To the front of the property is a spacious living room featuring a wood-burning stove. A separate dining room offers an ideal space for entertaining and enjoys direct access to the double-glazed sun room, which in turn opens onto the rear garden.

A dedicated study provides an excellent work-from-home space. The modern kitchen is fitted with a comprehensive range of wall and base units, complementary work surfaces and upstands, a built-in breakfast bar, integrated dishwasher, space for a range-style cooker, and room for an American-style fridge/freezer. A useful utility room adjoins the kitchen and provides space for both a washing machine and tumble dryer, together with access to the rear garden and the integrated double garage. A cloakroom with a shower completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a re-fitted family shower room.

Externally, the property is approached via a driveway providing off-road parking for three to four vehicles and leading to the integrated double garage, which is equipped with two electric roller doors, power, and lighting.

The fully enclosed rear garden has been designed with ease of maintenance in mind and is arranged over two levels. A raised decked seating area adjoins the rear of the house, providing an ideal space for outdoor dining and entertaining, with steps leading down to a hard-landscaped garden area below.

This impressive family home combines generous living accommodation, practical features, and a prime residential location, making it an excellent opportunity for families seeking a home in one of Taunton's most desirable areas.