Kildare

STAGS

Kildare,

Roadwater, Watchet, , TA23 0RG

Roadwater Village Williton 3.8 miles Taunton 19 miles

A beautifully presented, detached home with characterful features, four bedrooms, garden and parking for two cars in a village location. EPC: B.

- Village location
- Beautifully presented
- Off road parking
- Utility room
- Freehold
- Pretty garden
- Four bedrooms
- Spacious living accommodation
- Modern kitchen
- Council Tax: C. EPC: B.

Guide Price £530,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Kildare is situated in Roadwater, which provides every day amenities with a Post Office, shop, pub, village hall with clubs and societies. A primary school is at Washford. A wider selection of shops including supermarkets and schooling are at Williton (6 miles).

The county town of Taunton, which is approximately 19 miles away has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. There are three independent schools as well as the county cricket ground.

DESCRIPTION

Kildare is a beautifully presented, detached home in the village of Roadwater. The home offers four bedrooms, ample living space, a car port providing off road parking, a landscaped garden with areas for seating and a workshop.

ACCOMMODATION

On the ground floor, there is a large kitchen, fitted with modern wall and base units, an integrated dishwasher and space for an American fridge/freezer. The sitting room is a generous space with 2 Velux windows, a fireplace with a stone surround and French doors leading out to the garden. Off the sitting room is an office/study. The dining room is characterful, with an inset wood burner and two serving hatches into the kitchen. The utility room is a great addition to the house offering additional storage, a sink, plumbing for a washing machine and space for a tumble dryer. Downstairs is completed with a WC.

Upstairs, the principle bedroom is a large double room with 2 velux windows and access to the eaves providing storage. The further 3 bedrooms are all double rooms. The family bathroom has been beautifully finished and includes a Jacuzzi bath, a separate walk-in shower, WC and wash basin with storage.

OUTSIDE

Outside, the property benefits from a car port, providing useful storage and off-road parking for one vehicle. Wooden gates lead through to a further graveled parking space. The rear garden offers a pleasant outdoor space, featuring a patio area ideal for seating and entertaining, two raised flower beds and an area of decking. The majority of the garden is laid to lawn, providing a good-sized area. The garden also benefits from a powered workshop, wood store, shed and summerhouse, all of which will remain and be included in the sale.

SERVICES

Mains electricity, water and drainage. Heating via air source heat pump. Solar panels and battery storage. Mobile data services available. Standard and Superfast broadband available. (OFCOM 2026)

Local authority: Somerset Council

VIEWING

Strictly by appointment with the agent please.

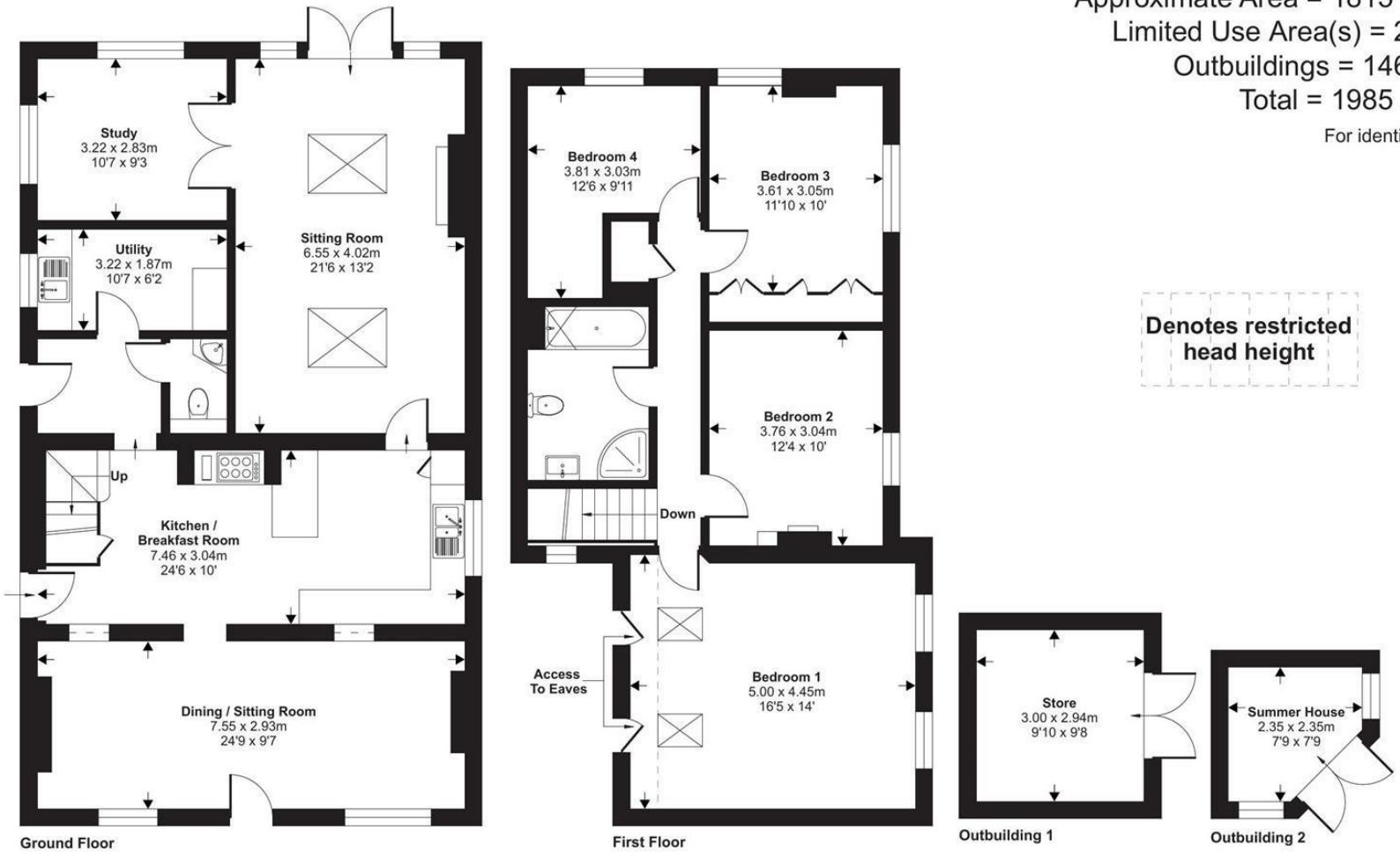
DIRECTIONS

From Taunton head in a westerly direction on the A358 to Williton, passing through the village onto the A39. In the centre of Washford turn left signposted Roadwater, after 0.5 miles turn right at The White Horse Inn. Shortly after you enter the village, Kildare will be found on your right.

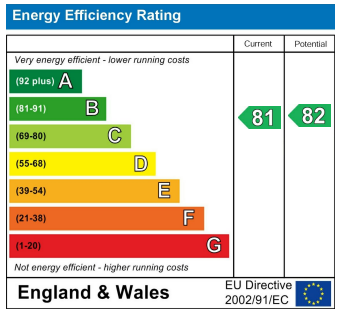
WHAT3WORDS

///woodstove.squeaking.skills

Approximate Area = 1815 sq ft / 168.6 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Outbuildings = 146 sq ft / 13.5 sq m
Total = 1985 sq ft / 184.3 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). ©nichecom 2026. Produced for Stags. REF: 1514423



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS