

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 purchaser 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 Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an administration fee of £25+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation By 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. 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.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: <https://www.ofcom.org.uk/mobile-coverage-checker>
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband Availability: Ultracast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Council Tax Band: C
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

GENERAL REMARKS AND STIPULATIONS:



34 Scaffell Close
 Taunton, Somerset, TA1 4LG
 £375,000 Freehold

4 2 1 D EPC

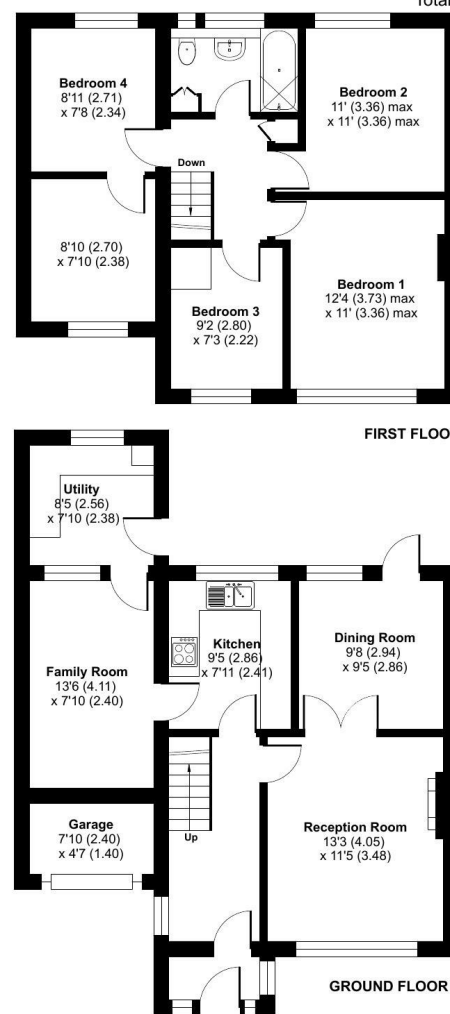
Wilkie May & Tuckwood

Floor Plan

Scaffell Close, Taunton, TA1

Approximate Area = 1220 sq ft / 113.3 sq m
Garage = 37 sq ft / 3.4 sq m
Total = 1257 sq ft / 116.7 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). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1478113

WM&T

Description

- Four Bedrooms
- Semi Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Cul-De-Sac Position
- Close To Amenities
- Enclosed South-West Facing Garden
- Off Road Parking For Two
- Garage Conversion

A spacious four bedroom, semi detached family home occupying a pleasant cul-de-sac position in the popular Comeytrowe area of Taunton. Benefiting from a garage conversion, a South-West facing rear garden, off road parking for two vehicles and convenient access to local amenities, this well presented property offers versatile accommodation ideal for modern family living.



The accommodation is arranged over two floors and, in brief, comprises a front door leading into a useful entrance porch, ideal for the storage of coats, boots, pushchairs etc. A further door opens into the entrance hall, with stairs rising to the first floor and access to both the living room and kitchen. The living room is situated at the front of the property and features a uPVC double glazed window overlooking the front aspect, together with an electric fire with decorative surround. Double doors open into the dining room, which benefits from a serving hatch to the kitchen and a uPVC double glazed door leading out to the rear garden. The kitchen is fitted with a range of matching wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. There is space for a freestanding cooker, a sink with mixer tap, and access through to the converted garage. The converted garage provides versatile additional accommodation and could be utilised as a family room, playroom, home

office or hobby room. Beyond this is a useful utility room with space and plumbing for a washing machine, space for a tumble dryer, and a door providing access to the rear garden. On the first floor are five bedrooms. Bedroom five is accessed via bedroom four, making it particularly well suited as a nursery, dressing room, home office or occasional bedroom. The accommodation is completed by a family bathroom comprising a panelled bath with shower over, low-level WC and wash hand basin. Externally, the rear garden is predominantly laid to lawn with a patio seating area, together with two timber garden sheds and a summer house. To the front of the property, the former garage frontage now provides a useful enclosed storage area, ideal for bicycles, recycling bins and general household storage, in addition to off-road parking for two vehicles.

WM&T