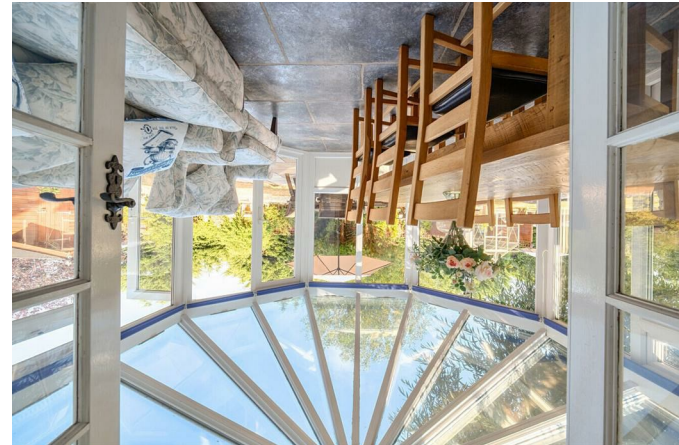




GENERAL REMARKS AND STIPULATIONS:

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: [//lease.takes.mild](https://lease.takes.mild)

Council Tax Band: F

Broadband Availability: Super Fast with up to 57 Mbps download speed and 15 Mbps upload speed. Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Very Low. Surface Water - Very Low

Agents Note: Sales Particulars Correct As of July 2026. There are proposed development plans for the wider Staplegrove area incorporating land adjacent to this property. Purchasers are advised to make their own enquiries with Somerset Council.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

rightmove

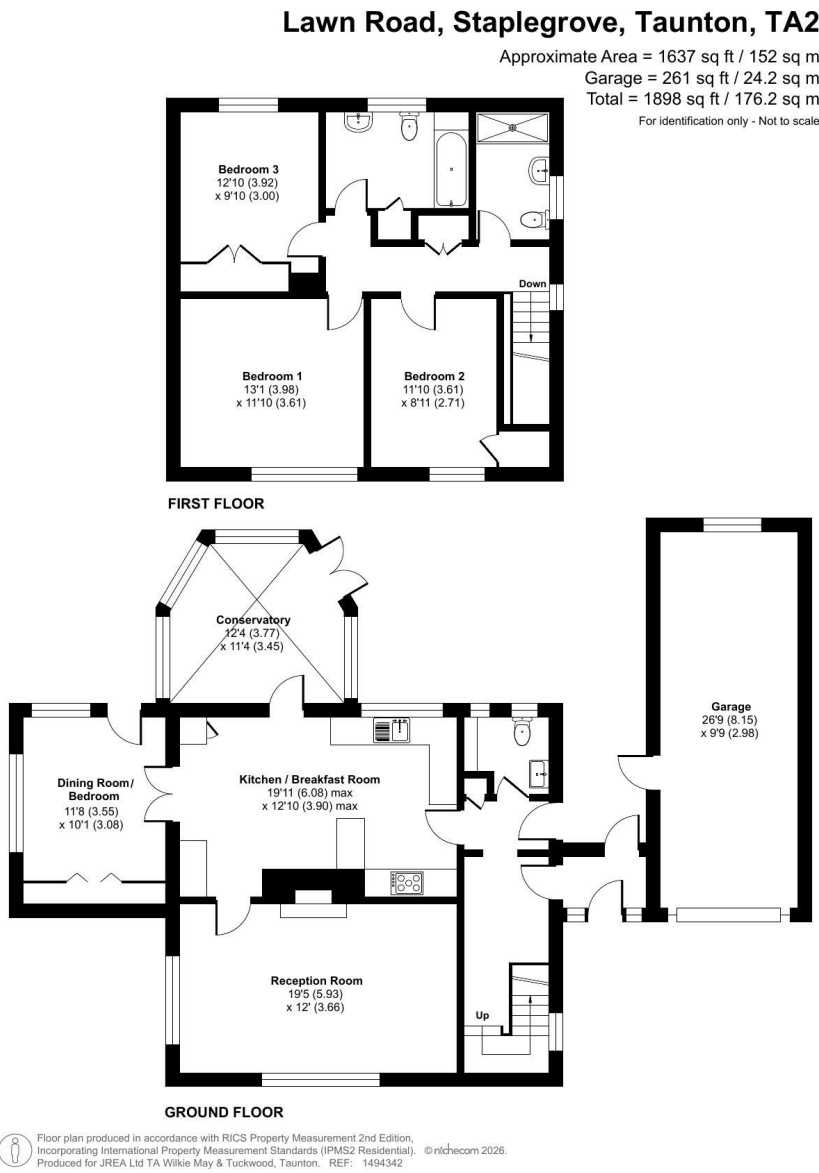
The Property Ombudsman

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

Tel: 01823 332121

WM&T

Floor Plan



Description

- Three/Four Bedrooms
- Detached House
- Cul-De-Sac Position
- Large Rear Garden
- Garage & Off Road Parking
- Mains Gas Fired Central Heating
- uPVC Double Glazed Throughout
- Beautifully Presented
- Solar Panels

A beautifully presented three/four-bedroom detached house, pleasantly positioned within a cul-de-sac in the sought-after village of Staplegrove. The property benefits from a large rear garden, garage, off-road parking, mains gas central heating, uPVC double glazing and solar panels.



The accomodation is arranged over two floors and comprises in brief; entrance porch opening into the main entrance hall, with stairs rising to the first floor and doors providing access to the principal ground floor rooms. The sitting room is an excellent size and enjoys a pleasant outlook to the front of the property. A feature fireplace provides an attractive focal point to the room. The spacious kitchen/dining room ioffers ample space for a dining table and chairs. The kitchen area is comprehensively fitted with a range of matching wall and base storage units, work surfaces and space for a selection of appliances. Double doors open into the conservatory, which enjoys views across the garden and provides direct access outside. A separate study offers an ideal space for those working from home and could alternatively be used as a ground floor bedroom, playroom or additional reception room. The ground floor accommodation is completed by a rear hallway, useful storage cupboard and cloakroom

comprising a low level WC and wash hand basin. On the first floor, there are three generous bedrooms, with the master bedroom benefiting from built in wardrobes. The family bathroom comprises; panelled bath with shower over, wash hand basin and WC. There is also a separate shower room fitted with a double shower enclosure, wash hand basin and WC. This room was formerly an additional bedroom and may offer potential for reinstatement, subject to the purchaser's requirements and any necessary works or consents. Outside, the property is approached over a driveway providing ample off-road parking and a turning area. The driveway leads to a substantial garage measuring approximately 27' x 9'9", with a roller door, light, power and a personal door opening into the rear garden. The large rear garden is a particular feature of the property and enjoys a high degree of privacy. It is predominantly laid to lawn with a variety of mature trees, shrubs and established planting.

