



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council

Property Location: w3w.co/////blaze;props.about

Council Tax Band: D

Broadband Availability: Superfast with up to 121 Mbps download speed and 20 Mbps upload speed. Check <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile Phone Coverage: Check <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Very Low, Surface water - Very Low.

Agents Note: Details accurate as of October 2025

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

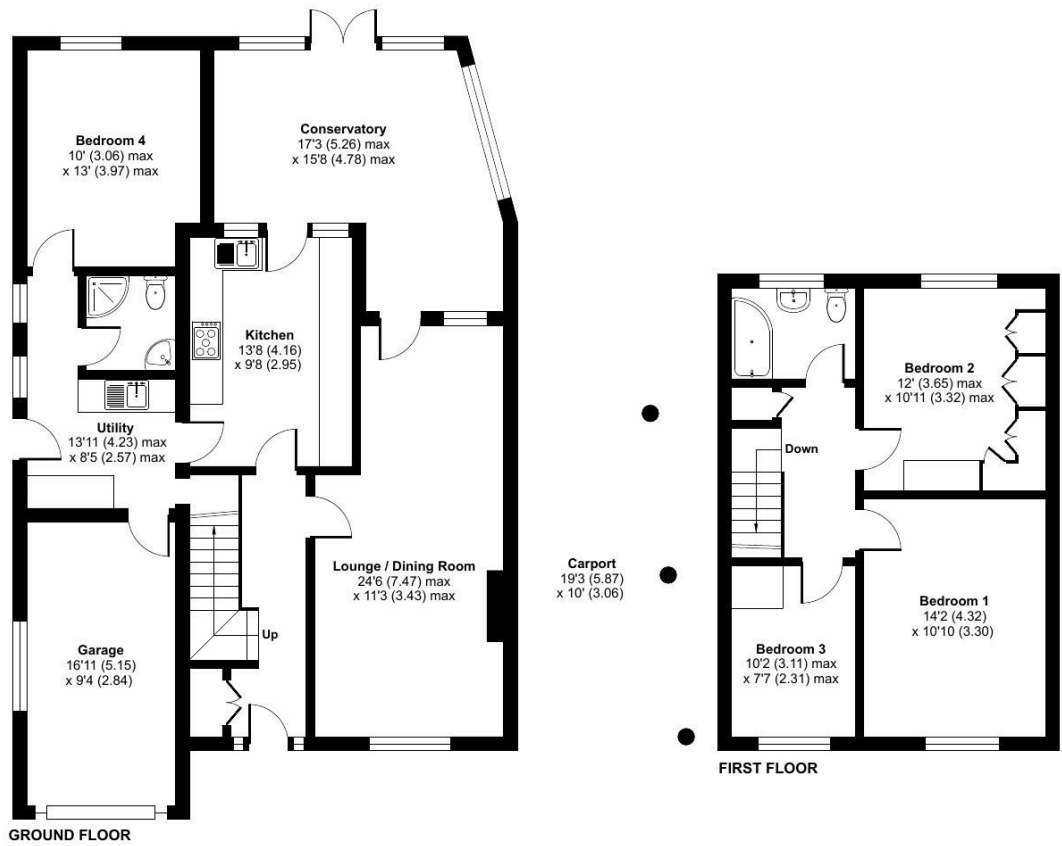


Tel: 01823 332121

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



Approximate Area = 1515 sq ft / 140.7 sq m (excludes carport)
Garage = 150 sq ft / 13.9 sq m
Total = 1665 sq ft / 154.6 sq m
For identification only - Not to scale



Description

- Detached House
- Four Bedrooms
- uPVC Double Glazing
- Mains Gas Fired Central Heating
- Single Garage and Car Port
- Driveway and Off Road Parking
- South-Westerly Facing Rear Garden

Situated in the popular Comeytrowe area of Taunton is this well-presented four-bedroom detached family home. Thoughtfully extended to provide spacious and versatile accommodation, the property is ideally suited to modern family living. Further benefits include gas central heating, uPVC double glazing, a car port, single garage, and an enclosed south-westerly facing rear garden.



The accommodation is arranged over two floors and briefly comprises an entrance hallway with a built-in storage cupboard and stairs rising to the first floor. The spacious living/dining room enjoys a triple-glazed window overlooking the driveway to the front of the property, a gas fire, and ample space for both relaxation and family dining, with access going through to the conservatory.

The kitchen is fitted with a range of matching wall and base units with roll-edge work surfaces, space for a gas range cooker with extractor hood over, plumbing for a dishwasher, and a stainless steel sink with mixer tap. The kitchen also provides access to the conservatory, creating a seamless flow between the principal living areas. The generous conservatory is a versatile space, ideal as an additional reception room, home office, or playroom, and benefits from French doors opening onto the enclosed rear garden.

The property has been thoughtfully extended to the side to provide a useful utility room, a ground floor double bedroom, and an adjoining shower room. This versatile addition offers excellent potential to create an entirely self-contained annexe space, making it ideal for multi-generational living or accommodating guests.

On the first floor are two further double bedrooms, a single bedroom, and the family bathroom, which is fitted with a panelled bath with shower over, a low-level WC, and a wash hand basin.

Externally, the rear garden is well stocked and predominantly laid to lawn, complemented by a variety of mature flower and shrub borders, a patio seating area ideal for al fresco dining and entertaining, and a garden shed. To the front, a driveway provides ample off-road parking and leads to a car port and single garage.