9 Inner Gullands, TA1 4SP

£450,000 Freehold

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Wilkie May & Tuckwood













**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**All mains services, mains gas, mains electricity, mains water, mains drainage.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

**Property Location:** https://what3words.com/string.broom.looks

**Council Tax Band:** F

**Broadband Availability:** Ultrafast up to 1800 Mbps download & 220 Mbps upload

**Mobile Phone Coverage:** https://www.ofcom.org.uk/mobile-coverage-checker

**Flood Risk:** Rivers & Sea - Very Low. Surface Water - Very Low

**Agents Note:**

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

The Property Ombudsman

rightmove

**Tel:** 01823 332121

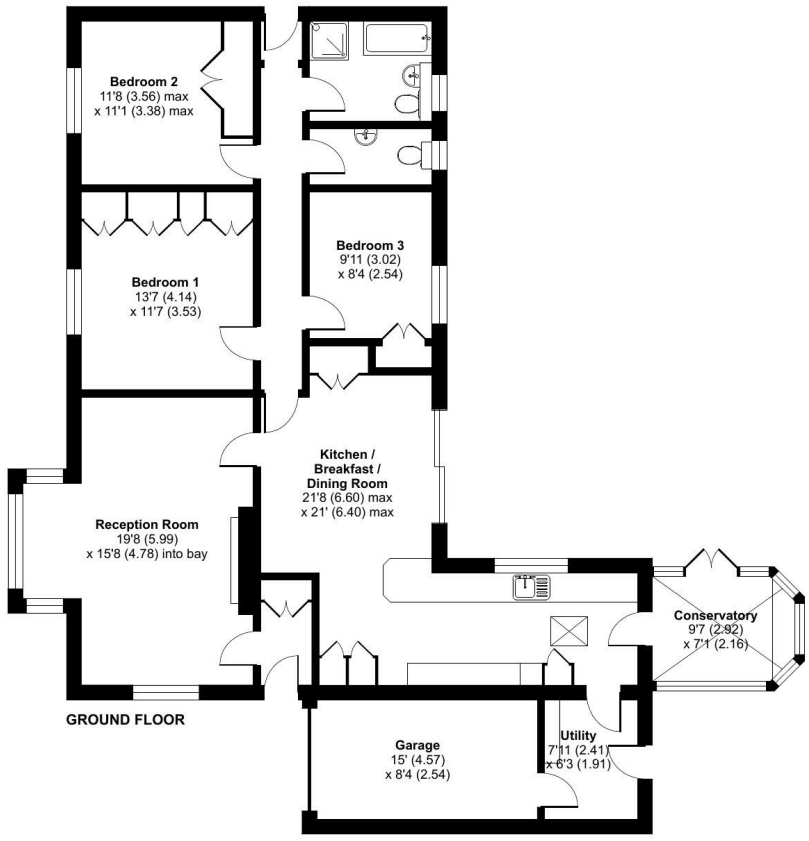
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

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# Floor Plan

## Inner Gullands, Taunton, TA1

Approximate Area = 1350 sq ft / 125.4 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1472 sq ft / 136.7 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). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1419196

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## Description

- Detached Bungalow
- Extended Accommodation
- Cul De Sac Position
- Close to Musgrove Park Hospital
- Re-fiited Kitchen & Bathroom
- Landscaped Garden
- Single Garage & Driveway

This spacious three-bedroom detached bungalow occupies a generous enclosed plot and is pleasantly situated in a quiet cul-de-sac position within the sought after residential location of Parkfield. Thoughtfully extended over the years, the property has been well maintained and improved to create a comfortable and well-balanced home which benefits from uPVC double glazing, mains gas-fired central heating with a newly installed gas boiler (May 2025) and has also enjoyed the re-fitting of both the kitchen and bathroom over recent years.

Ideally located for easy access to Taunton town centre and within close walking distance of Musgrove Park Hospital, the bungalow is perfectly positioned for convenience.



The accommodation is both light and well laid out. An entrance porch leads into a light and airy living room, a separate dining room provides an excellent area for entertaining and gives direct access to a well-planned, modern fitted kitchen. The kitchen has been completely re-fitted in recent years and is comprehensively equipped with a range of matching wall and base units, ample work surfaces and tiled splashbacks. Integrated appliances include a double oven, electric hob and built-in fridge and freezer, space and plumbing for dishwasher.

A separate utility room, accessed from the kitchen, offers space and plumbing for both a washing machine and tumble dryer, houses the wall-mounted gas boiler, and provides internal access to the garage as well as a door to the outside. A conservatory, also found off the kitchen, offers additional reception space and enjoys pleasant views over the garden.

From the dining room, a main hallway leads to three good-size bedrooms. The re-fitted family bathroom is stylishly appointed and comprises a bath with tiled surround, separate walk-in shower, WC and wash hand basin. A cloakroom completes the accommodation.

Externally, the rear garden is fully enclosed and has been creatively landscaped to provide an attractive and private outdoor space. Adjoining the rear of the bungalow is a generously sized patio area, ideal for outdoor dining and entertaining, complemented by mature borders and a well-maintained area of lawn. The garden also benefits from a timber shed, summer house and gated side access.

To the front, the property is approached via a resin driveway providing off-road parking for two family vehicles, leading to a single garage equipped with electric power and lighting. The front garden is laid to decorative gravel chippings with planted areas, designed for ease of maintenance.

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