



Staple Close

Taunton TA4 4DF

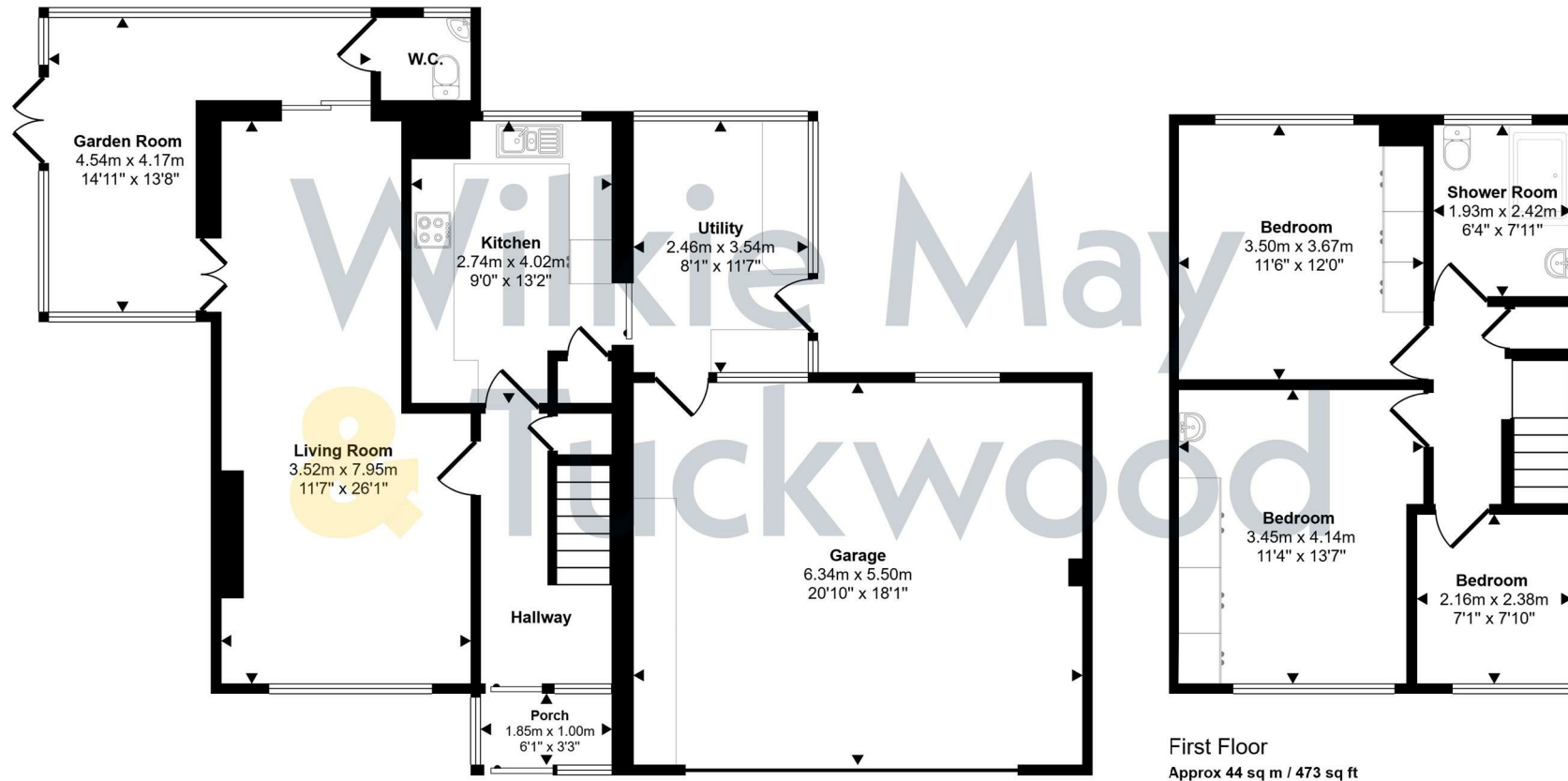
Price £375,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
152 sq m / 1635 sq ft



Ground Floor
Approx 108 sq m / 1162 sq ft

First Floor
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A detached 3 bedroom family home with enormous potential to remodel and extend, situated in a quiet and small cul-de-sac at the foot of the Quantock Hills.

- No Onward Chain
- Garage & Off Road Parking
- Oil Fired Central Heating
- Scope to Extend (Subject to Planning Permission)
- Generous Plot



The accommodation in brief comprises; sliding aluminium doors into Entrance Porch. Sliding door into Entrance Hall with under stairs storage. Living Room; with double aspect, and open fire with tiled surround, and hearth, views in the distance to the Brendon Hills. Timber glazed double doors into the Garden Room; with uPVC double glazed windows, heating and power points, French doors to rear garden. Door into the Downstairs WC: Low level WC, part tiled walls, corner wash basin. Kitchen; with aspect to rear, a good range of wood effect cupboards and drawers under a rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, integrated dishwasher, integrated under counter fridge, 4 ring ceramic hob with extractor fan over, eye level electric double oven, pantry cupboard, sliding door into the Utility/Boiler Room; door to garden, space and plumbing for a washing machine, floor standing oil fired Camray boiler, door into large double Garage with electric up and over door, power and lighting, Belfast sink with hot and cold taps over. Stairs to first floor; landing; hatch to roof space, airing cupboard with modern foam lagged tank, wood slat shelving and immersion switch. Bedroom 1; with aspect to front and far reaching views to the Brendon and Quantock Hills, full height fitted wardrobes, vanity unit with inset sink. Bedroom 2; aspect to rear, full height fitted wardrobes. Bedroom 3; aspect to front with far reaching views. Shower Room; with tiled walls, large P shaped shower cubicle with electric shower over, low level WC, pedestal wash basin.

OUTSIDE: To the front of the house the garden is laid to lawn with a driveway adjacent providing off road parking for 2/3 cars. The double Garage is substantial and could be built over, subject to planning and any necessary structural assessments. The rear and side gardens are again laid to lawn behind established hedges. Within the garden there is a shed and greenhouse.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fire central heating.

Parking: There is off road parking and a garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. 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 warranties in relation to this property, on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor; 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn, photographs taken and details prepared 28th March 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a 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. 8b 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. References to the feature 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.



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