52 Waterleaze,
Taunton, Somerset, TA2 8PX
£295,000 Freehold

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Wilkie May & Tuckwood













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: ///laminate.pockets.wage
Council Tax Band: C
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Agents Note: Sales particulars correct as of November 2026

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

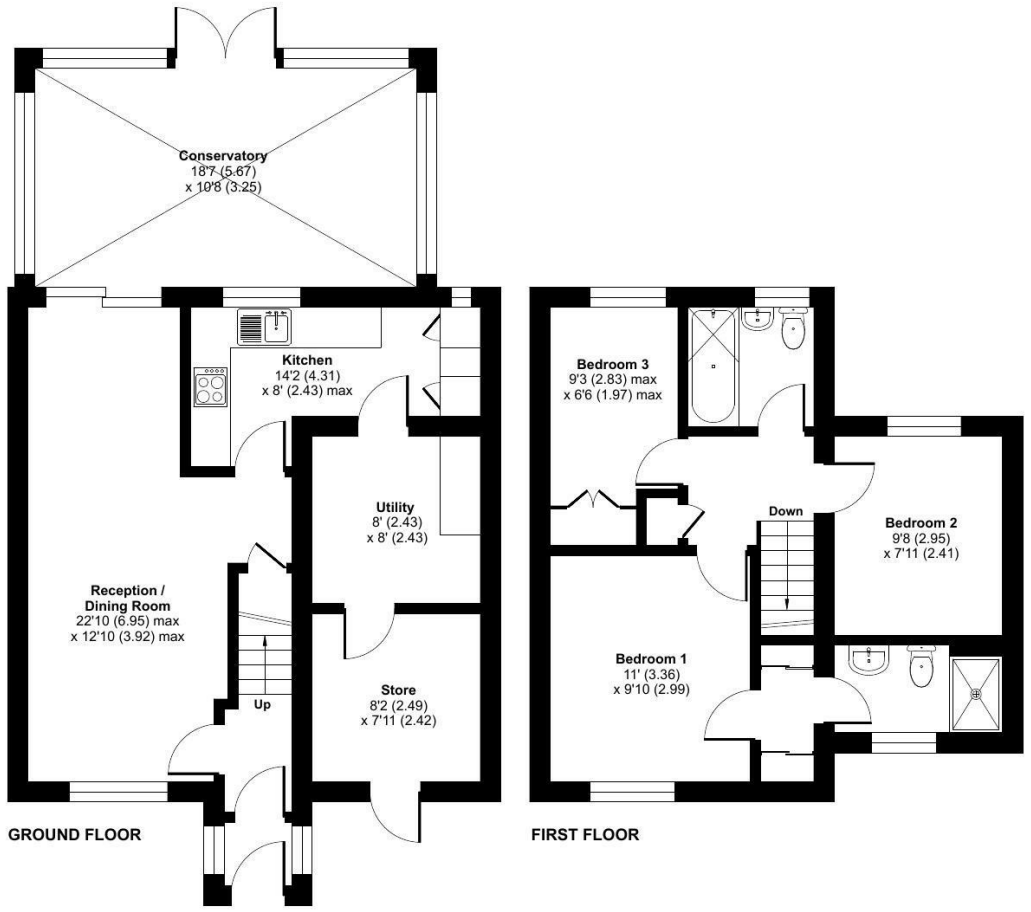
The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan

Waterleaze, Taunton, TA2

Approximate Area = 1173 sq ft / 108.9 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: 1548114

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Description

- Three Bedrooms
- End Terrace House
- Well Presented Throughout
- Solar Panels
- Converted Garage
- Conservatory Extension
- Overlooks Taunton Canal
- Off Road Parking
- En-Suite Shower Room
- Popular Modern Development

Situated within the popular Waterleaze development, this attractive home enjoys a pleasant position overlooking Taunton Canal. Offering well proportioned accommodation arranged over two floors, the property has been thoughtfully maintained and provides a lovely home for modern living, with useful additional space and a number of appealing features.



The accommodation comprises in brief; an entrance porch leading into an entrance hallway, with stairs rising to the first floor and a door providing access into the living room. Situated at the front of the property the living room enjoys views over Taunton Canal through a uPVC double glazed window. There is a useful understairs storage cupboard, a door leading into the kitchen and an archway opening into a handy office/storage area. The modern kitchen offers a selection of matching wall and base units with work surfaces over, together with a range of integrated appliances including a fridge, dishwasher, electric oven, hob and extractor fan. There is also a stainless steel sink with hot and cold mixer tap and spotlighting. A door leads through to the converted garage, which now provides a useful utility room with additional work and storage space, plumbing and space for a washing machine and space for a tumble dryer. The front section of the garage has been retained as storage space, ideal for bikes, bins and recycling boxes etc. The ground floor accommodation is completed by a good size conservatory extension to the rear, currently used as a dining room. The conservatory benefits from a radiator, making it suitable for year round use and French doors providing access into the rear garden. On the first floor there are three bedrooms, two of which have fitted wardrobes. The master bedroom enjoys the added benefit of an en-suite shower room comprising a low level WC, shower cubicle and wash hand basin. The family bathroom comprises a panelled bath with shower over, low level WC and wash hand basin. Externally, the property benefits from an enclosed, low maintenance rear garden, laid predominantly to patio and gravel chippings. There is also a smaller area of garden to the front of the property, together with a driveway providing off road parking for one vehicle.

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