

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: what3words.com/explained:starter:examples

Council Tax Band: C

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

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

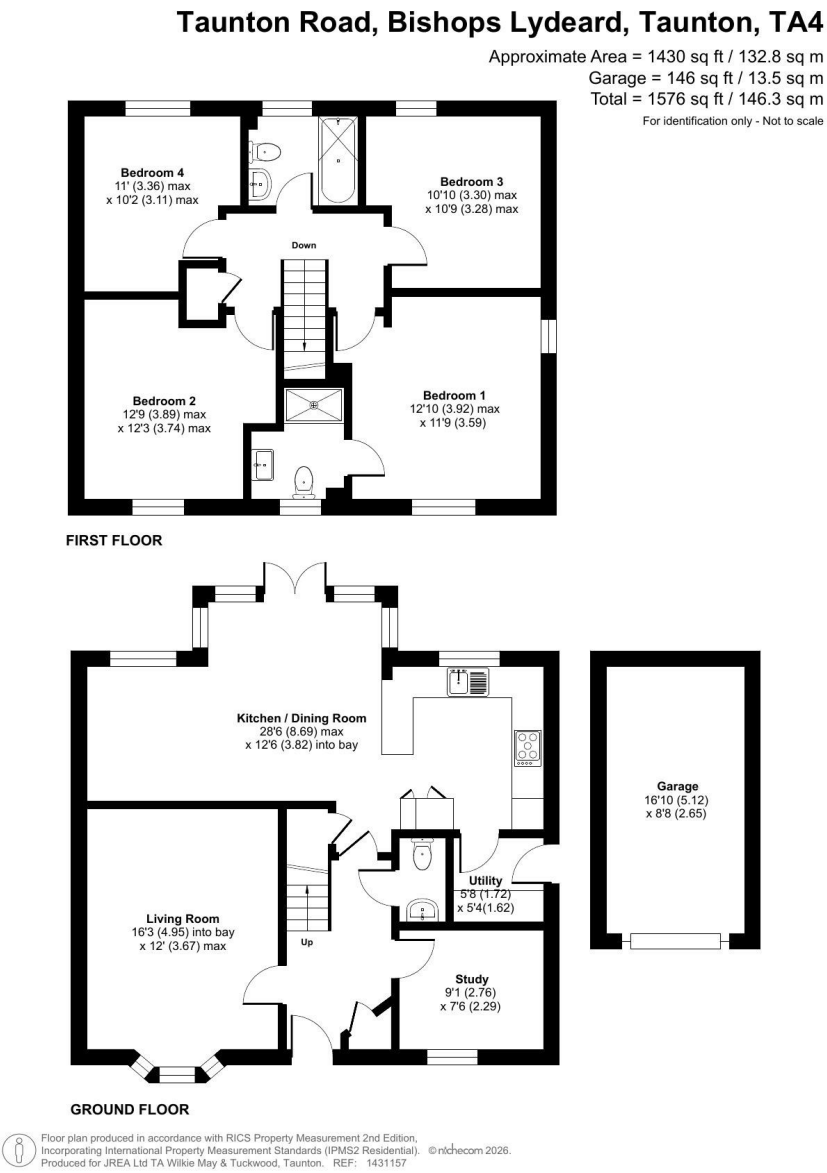
Flood Risk: Rivers & Sea – Very Low. Surface Water – Very Low.

Agents' Note: There is a site service charge of £225 PA



**Wilkie May
& Tuckwood**

Floor Plan



Description

- Four Bedroom Detached Family Home
- Landscaped Garden
- Driveway for Four Vehicles and Single Garage
- Village Location
- uPVC D/G & Gas C/H

This superb four-bedroom modern detached family home was constructed within the last three years by David Wilson Homes and is presented in excellent decorative order throughout. The property has benefitted from a number of upgraded specifications, including an enhanced kitchen and landscaped garden, along with generous driveway parking for up to four vehicles.

The accommodation is well arranged for modern family living and benefits from uPVC double glazing and mains gas central heating.



Internally, the property offers a spacious and welcoming living room, together with a separate study/family room, providing an ideal space for home working or additional reception space.

To the rear of the property is an impressive kitchen/family room, forming the heart of the home and perfectly suited to modern family life. The kitchen features upgraded wall and base units with work surfaces and upstands, along with integrated appliances including a double oven, five-ring gas hob, dishwasher, and fridge/freezer. French doors open directly onto the rear garden, creating a light and sociable living space.

A separate utility room provides space and plumbing for a washing machine and a tumble

drier, a wall mounted unit houses the concealed gas boiler, with a door giving convenient access to the driveway. A cloakroom off the entrance hallway completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys a fully enclosed landscaped rear garden with gated side access. To the front, a driveway provides parking for up to four vehicles and leads to a single garage equipped with electric power and lighting.

