



28 The Oaks, TA1 2QX

£310,000 Freehold

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EPC

Wilkie May

& Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains gas, mains electricity, mains drainage, mains water.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/lance.broken.fetch>
Council Tax Band: D
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: Low – Surface Water – High.
Agents Note: Details correct as of 28th April 2026.

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, reference 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 warranty whatever 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 measurements are approximate and have been taken by Nichicom. 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 1998. 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 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.

Floor Plan

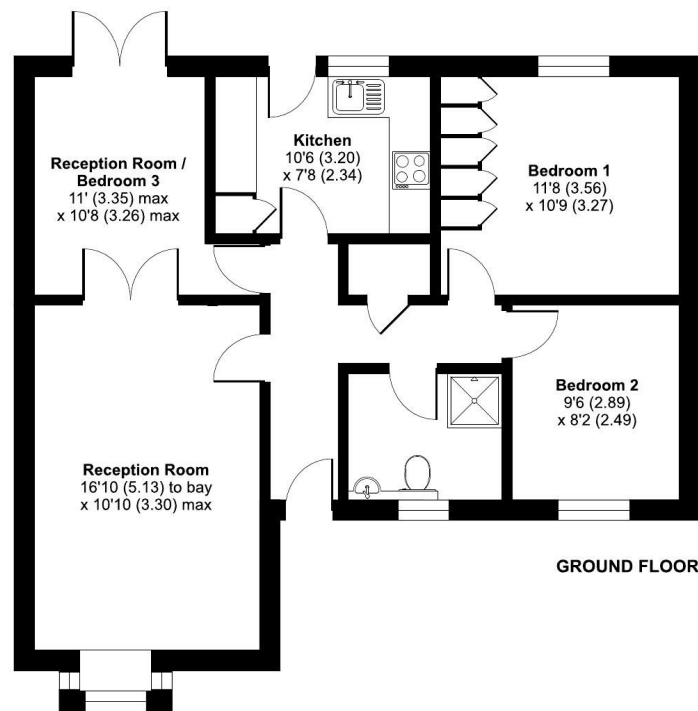
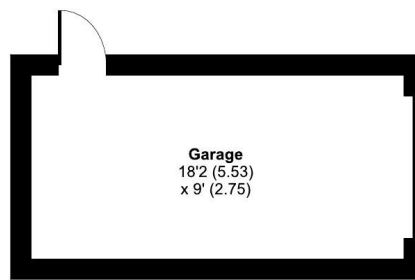
The Oaks, Taunton, TA1

Approximate Area = 738 sq ft / 68.6 sq m

Garage = 163 sq ft / 15.1 sq m
Total = 901 sq ft / 83.7 sq m

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For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1452474

WM&T

Description

- Detached Bungalow
- Two/Three Bedrooms
- uPVC D/G & Gas C/H
- Single Garage With Power & light
- Enclosed Garden With Side Access

Positioned within a quiet cul-de-sac, this attractive two/three-bedroom detached bungalow offers flexible and well-maintained accommodation throughout.

One of the standout features is the delightful, fully enclosed rear garden, well-kept with a range of flowers and shrubs, creating a peaceful and inviting outdoor setting.

The property also benefits from a driveway and a single garage, providing convenient off-road parking and additional storage. It is offered to the market with no onward chain, making it an ideal choice for those seeking a straightforward move.



A front door leads into a central entrance hallway, which provides access to all rooms and includes a hatch to the loft space and airing cupboard. To the front, the living room is bright and spacious. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and splashbacks. It includes an integrated single oven and hob, along with space for a washing machine. A door provides access to the garden, and there is a wall-mounted gas boiler. The property features two principal bedrooms, along with a versatile third room currently used as a dining area and accessed via the living room. With some minor

alterations, this space could be adapted to create a more private third bedroom. A shower room is fitted with a low-level WC, wash hand basin, and shower cubicle which completes the accommodation.

The rear garden is a particular highlight, featuring a shaped lawn area, a patio adjoining the rear of the bungalow, and gated side access. The garden is bordered by mature planting, and there is access to a single garage with an up-and-over door, power, and lighting. A driveway to the front provides off-road parking for one vehicle.

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