





Aller Mead Way

Taunton TA4 4RE

Price £325,000 Freehold

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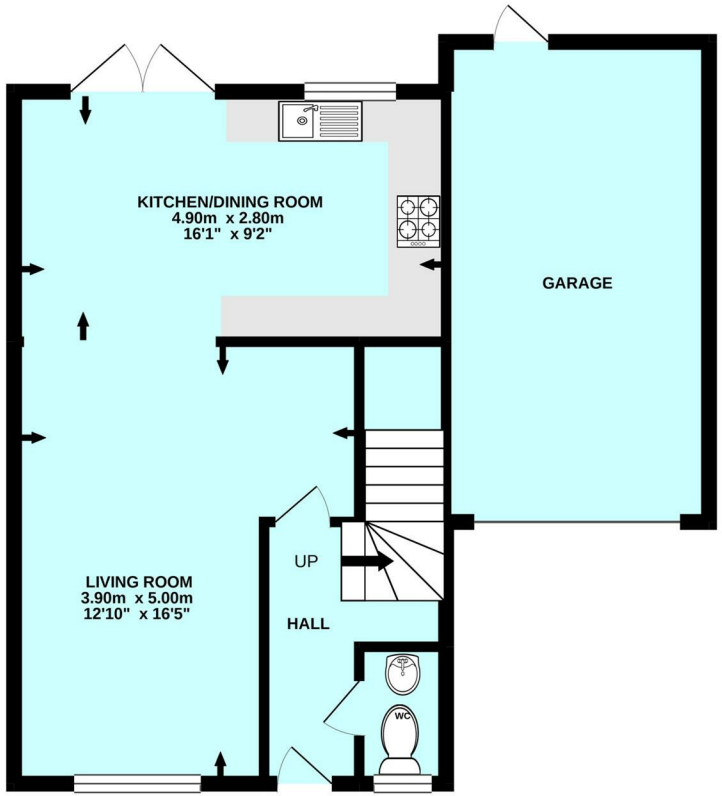
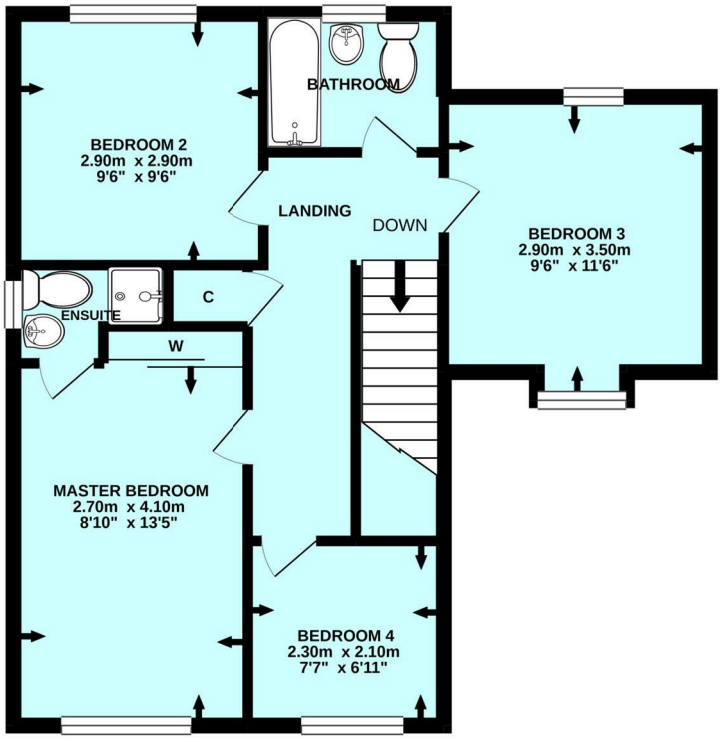
Wilkie May & Tuckwood

Floorplan

GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



1ST FLOOR
49.5 sq.m. (532 sq.ft.) approx.



TOTAL FLOOR AREA : 104.5 sq.m. (1124 sq.ft.) approx.

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Description

A modern A-rated four bedroom family home with solar panels, solar thermal hot water heating and battery storage, situated on a small development on the edge of Williton with gas central heating, garage and off-road parking.

- Energy Efficient Family Home
- Garage & Off Road Parking
- Edge of Village Location
- Solar Panels
- Well Presented Throughout

A spacious and easily maintained 4-bedroom family home situated on the edge of Williton. Built by reputable local builders Messrs Summerfield Homes in 2013, the property has a stunning handmade Kitchen, gas central heating, uPVC double glazing, thermal solar hot water heating, solar panels (5kwh) and solar battery storage (11kwh) and is A rated for energy efficiency.

The accommodation in brief comprises: Door into Entrance Hall; burglar alarm pad, LVT wood effect flooring, door into Downstairs WC; low level WC, LVT wood effect flooring, wash basin, tiled splashback, door into open plan L Shaped Sitting Room/Kitchen/Dining Room, LVT wood effect flooring, double aspect view. Kitchen/Dining Room with modern bespoke fitted handmade kitchen cupboards and drawers under a quartz worktop with inset Belfast sink, mixer tap over, fitted eye level electric oven with microwave over, 5 ring gas hob and extractor fan over, space for American fridge/freezer, space and plumbing for a washing machine, space and plumbing for dishwasher, cupboard housing Potterton boiler, French doors to rear garden, matching Island with quartz top. Stairs To First Floor; landing, LVT flooring, airing cupboard housing hot water cylinder with solar thermal connection, door into En-Suite Principal Bedroom; LVT flooring, aspect to front, built in mirrored wardrobes, door into En-Suite; shower cubicle with thermostatic mixer shower over, low level WC, wash basin, light and shaver point. Bedroom 2; LVT Flooring, aspect to rear. Bedroom 3; LVT flooring, velux window and aspect to front. Bedroom 4; LVT flooring, aspect to front. Family Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin, light and shaver point.

OUTSIDE: The property is situated on a small private estate for which there is a yearly management charge payable by each homeowner to contribute towards the maintenance of hedges and roadways. The property has a blocked paved driveway affording off road parking for at least two cars with electric car charging point, and an adjacent garden laid to lawn with planted borders. Garage; with up and over door, power and lighting, personal door to rear garden. The rear garden is laid mainly to lawn with a paved seating area off the Kitchen/Dining Room and is well fenced.

SERVICE CHARGE: The property is subject to an annual service charge of £155.00 per annum for maintenance of the communal areas.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage,

Parking: There is off road parking 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.











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 intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 25th November 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 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.

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The Property Ombudsman

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