4 Paddock Close,
Creech St Michael, TA3 5DZ
£395,000 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: ///mimics.relegate.easygoing
Council Tax Band: D
Broadband Availability: Ultrafast with up to 10,000 Mbps download speed and 10,000 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Very Low. Surface Water - Very Low.
Agents Note: Sales Particualrs correct as of October 2026. The property is of steel frame construction.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

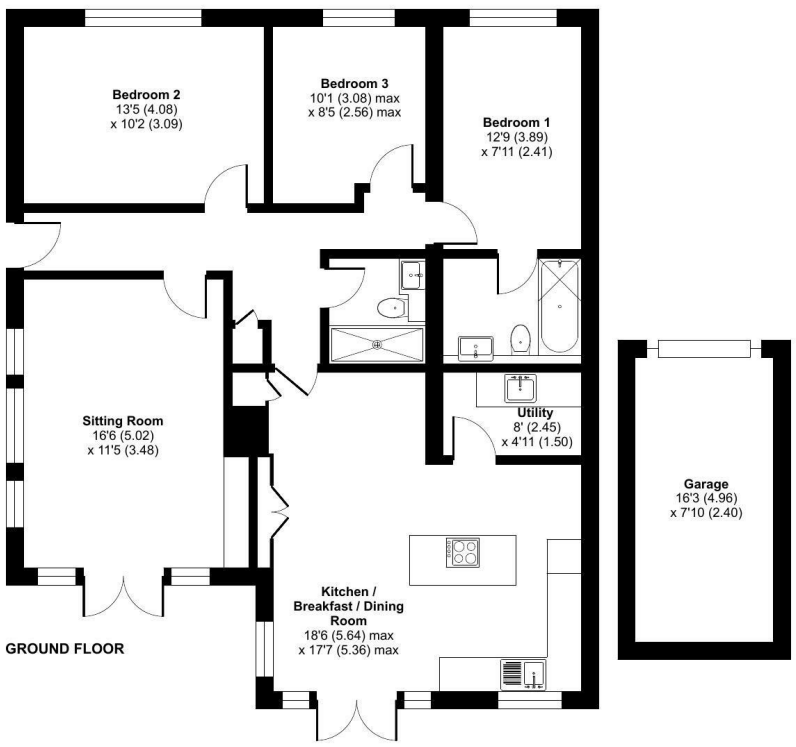
FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed 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

Paddock Close, Creech St. Michael, Taunton, TA3

Approximate Area = 1109 sq ft / 103 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1237 sq ft / 114.8 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: 1529556

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Description

- Beautiful Extension
- Popular Village Location
- Garage & Off Road Parking
- Three Bedrooms
- Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed Throughout
- Enclosed Rear Garden
- En-Suite Bathroom
- Highly Rated Doctors Surgery & Dog Friendly Village

A beautifully extended, three bedroom detached bungalow situated in the popular village of Creech St Michael, offering generous accommodation, an en-suite shower room, garage and off road parking, plus an enclosed rear garden.



The accommodation comprises, in brief, a double glazed front door leading into an entrance hallway, with doors providing access to all principal rooms. The living room is a light and airy dual aspect room, with large double glazed windows overlooking the side of the property and patio doors providing access into the rear garden. The extended kitchen is a particular feature of the property, with a selection of matching wall and base storage units, work surfaces over and a central island with pop up extractor fan. There is an integrated hob, double oven and dishwasher, along with spotlighting and attractive flooring. A large walk in pantry provides useful additional storage, while French doors open directly onto the rear garden. Off the kitchen is a useful utility room, with further work surface space, a sink with hot and cold mixer tap, and space and plumbing for both a washing machine and tumble dryer. The property offers three double bedrooms, with the master bedroom benefiting from an en-suite bathroom comprising a low level WC, wash hand basin and panelled bath. There is also a modern shower room, fitted with a low level WC, pedestal wash hand basin and walk-in shower cubicle. Externally, the enclosed rear garden is designed for ease of maintenance and comprises a combination of patio, block paved patio and lawn, together with a covered seating area. There are two double external power sockets, outside lighting and an outside tap. To the side of the property is a driveway providing parking for two cars in front of the single garage, which is fitted with an up-and-over door. There is also further off road parking on a separate driveway to the front of the bungalow.

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