



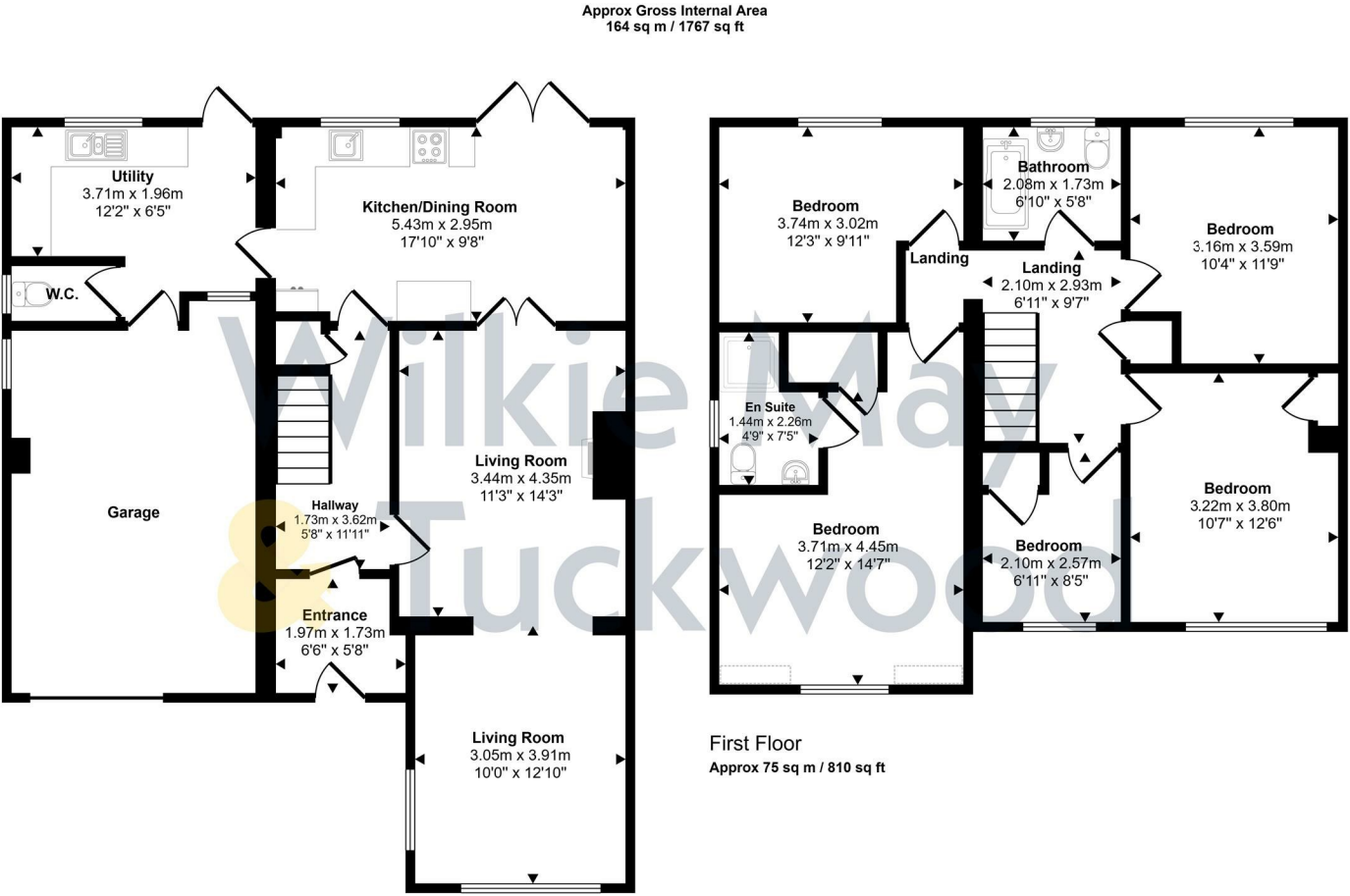
Taunton TA4 4AL

Price £475,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



Ground Floor
Approx 89 sq m / 957 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

An extended and energy efficient 5-bedroom family home, situated on the edge of the Quantock Hills, and within easy reach of Taunton, the M5 and national railway links.

- Views Over Surrounding Farmland
- Solar Panels
- Garage & Off Road Parking
- En-Suite Bedroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Generous Gardens



The accommodation in brief comprises; Composite door with bull's-eye glass into Entrance Porch; with tiled floor, glazed wooden door into the Entrance Hall; with wood effect laminate flooring, under stairs storage shelving and cupboard, glazed door into the Living Room/Snug; with an aspect to the front, fireplace with inset multi fuel burner, polished stone surround and hearth. Kitchen/Dining Room; with LVT tile effective flooring, aspect to rear, French doors to the rear garden, solid wooden fitted kitchen comprising a range of cupboards and drawers and a granite worktop with inset one and a half bowl stainless steel sink with mixer tap over, tiled splashback, space for undercounter fridge, space for electric oven, extractor hood over, space and plumbing for a dishwasher, ample room for the dining table, door into the Utility Room; with flooring to match the kitchen, with an aspect to the rear, door to the garden, range of basic kitchen cupboards and drawers under a granite effect rolled edge worktop, with inset stainless steel sink and drainer, space and plumbing for a washing machine, space for tumble dryer and under counter freezer, door into the Downstairs WC; with floor to match the utility, low-level WC. Door into the Garage; with power and lighting, Grant oil fired boiler.

Stairs to 1st floor landing; hatch to roof space; airing cupboard with modern cylinder, immersion switch and wood slat shelving over. En-Suite Bedroom One; with an aspect to the front overlooking the surrounding farm land, pine stripped floorboards, built in wardrobe, door into En-Suite Shower Room, shower cubicle, with tiled surround, electric Mira shower, low-level WC, wash basin, shaver point. Bedroom Two; with an aspect to the front, built-in wardrobe. Bedroom Three; with an aspect to the rear overlooking the surrounding farmland, and with views to the Quantock Hills. Bedroom Four; with views. Bedroom Five; aspect to front overlooking farmland, built in wardrobe over the stairs. Family Bathroom; with a white suite, panelled bath, tiled surround, shower over, low level Wc, pedestal wash basin.

OUTSIDE: To the front of the property, there is off-road parking for two to three vehicles with immediate access to the garage. There is pedestrian side access



leading to the rear garden which enjoys a high degree of privacy. The rear garden has a generous patio/entertaining area with steps leading up to the established garden which is laid mainly to lawn with mature hedges and includes a vegetable patch shed greenhouse and fruit cages.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is plenty of 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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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 warranties 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 5th August 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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