



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 4DY
Property Location: <https://what3words.com/tugging,defended,joked>
Council Tax Band: E
Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.

Agents Note:

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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



Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

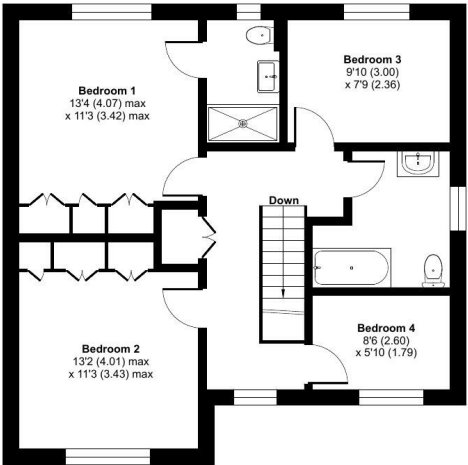


Floor Plan

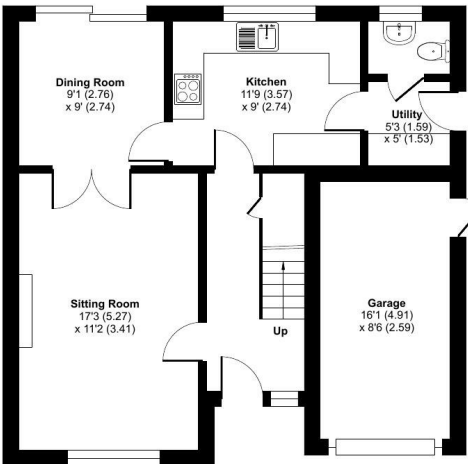
Killams Green, Taunton, TA1

Approximate Area = 1194 sq ft / 110.9 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1325 sq ft / 123 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1486462



Description

- Four Bedroom Detached Family Home
- Two reception Rooms
- Single Integral Garage and Driveway
- Cul De Sac Position
- Sought After Location To The South Of Taunton

Constructed circa 2005 by the highly regarded local developers C.S. Williams, this beautifully presented and thoughtfully upgraded four-bedroom detached family home occupies an attractive cul-de-sac position within a sought-after residential development of Killams.

The property benefits from uPVC double glazing and mains gas-fired central heating, while recent improvements include the refurbishment of both the family bathroom and en-suite shower room, together with the installation of solar panels.



A front door opens into a spacious entrance hall with staircase rising to the first floor. Doors lead through to the principal reception rooms and kitchen. Positioned at the front of the property, the living room is a bright and welcoming space featuring an attractive fireplace with inset fire. Double doors lead through to a separate dining room, which enjoys patio doors opening onto the rear garden and direct access to the kitchen.

The contemporary kitchen is fitted with a comprehensive range of matching wall and base units complemented by granite work surfaces and upstands. Features include an inset Belfast sink, double oven, gas hob with extractor hood over, under-cabinet lighting, and space for a tall fridge/freezer. A separate utility room provides additional storage and appliance space for a washing machine and tumble dryer, together with access to the rear garden and a convenient ground-floor cloakroom.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish re-fitted en-suite shower room. The remaining bedrooms are served by an impressive re-fitted family bathroom featuring underfloor heating, a vanity unit with wash hand basin, WC, bath with drencher shower over, and a chrome heated towel rail.

Externally, the fully enclosed rear garden has been attractively landscaped and offers a shaped lawn, patio seating areas, well-stocked borders, a pond, and a covered corner seating area, creating an ideal space for outdoor entertaining and relaxation. Gated side access leads to the front of the property and to the integral garage, which benefits from power and lighting, battery for the solar panels and houses the gas-fired boiler.

To the front of the property, a driveway provides off-road parking for two vehicles along with an EV charge point.

