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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.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <https://civic.yoga.farm>

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed. Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.

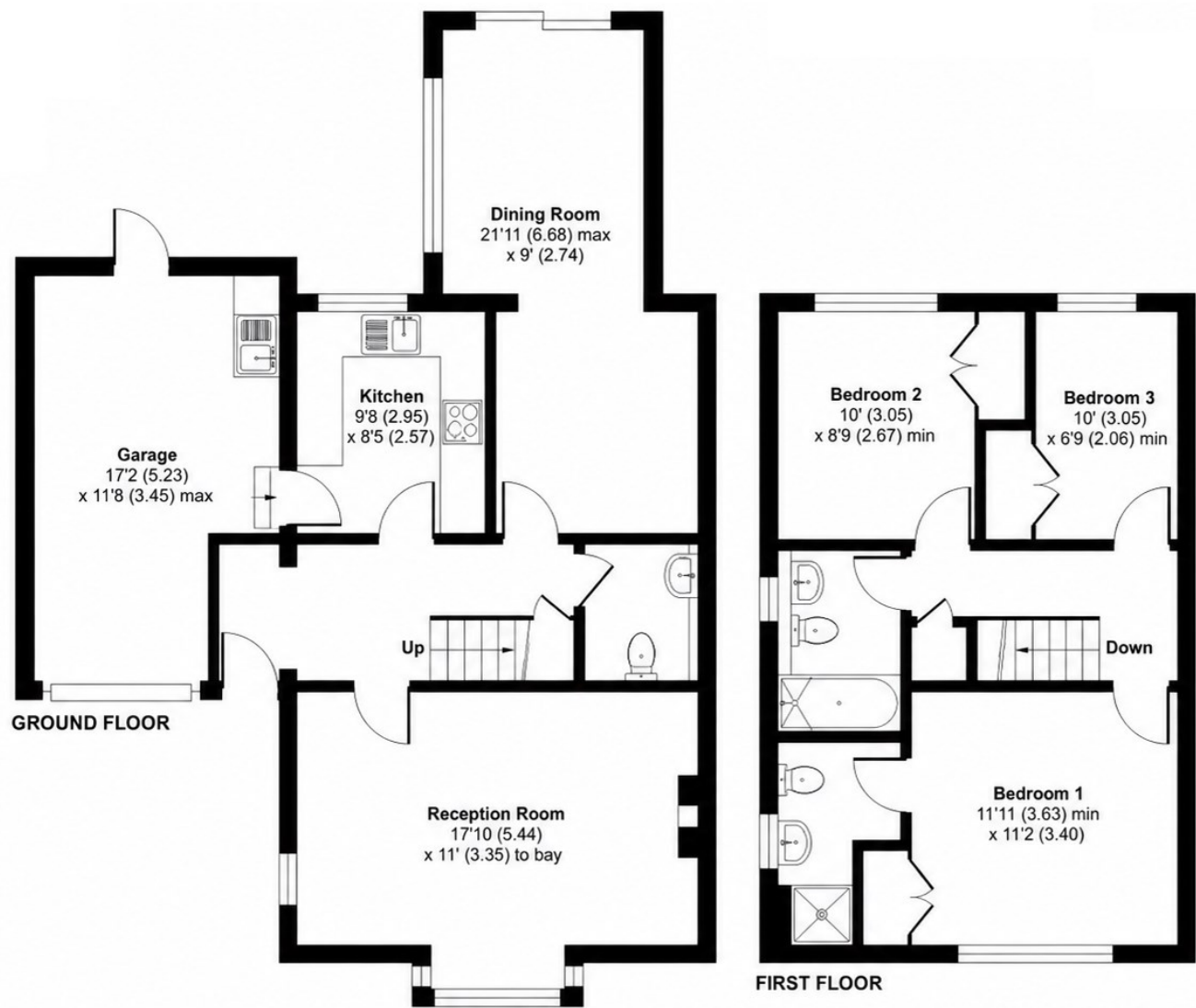
Agents Note: Sales Particulars Correct As Of July 2026



28 Kingsway,
Taunton, Somerset, TA1 3YD
£385,000 Freehold

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Wilkie May
& Tuckwood



Description

- Three Bedrooms
- Link Detached Home
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Well Presented Throughout
- Good Size Rear Garden
- En-Suite Shower Room
- Ground Floor Dining Room Extension
- Garage & Off Road Parking
- Popular Residential Development

A well presented, three bedroom, link detached family home situated within the popular Killams development in Taunton. The property benefits from a ground floor dining room extension, an en-suite shower room, mains gas fired central heating and uPVC double glazing. Outside, there is a good sized rear garden, single garage and off road parking.



The accommodation comprises in brief, a front door opening into an entrance hallway, with stairs rising to the first floor and doors providing access to the cloakroom, living room and kitchen. The useful ground floor cloakroom is fitted with a low level WC and wash hand basin. Situated at the front of the property, the living room features a bay window overlooking the front garden and a gas fire with decorative surround. The kitchen is fitted with a range of matching wall and base storage units with roll edge work surfaces over, a stainless steel sink with mixer tap, space for an electric cooker and space and plumbing for a washing machine or dishwasher. A window overlooks the rear garden, while a further door provides access into the garage. The extended dining room provides a generous and versatile entertaining space, with ample room for a home office area if required. Double glazed patio doors open directly onto the rear garden. On the first floor, there are three bedrooms, all of which benefit from

built in wardrobes. The principal bedroom also features an en suite shower room comprising a low level WC, wash hand basin and shower cubicle. A separate family shower room is fitted with a low level WC, wash hand basin and shower cubicle. Externally, the good sized rear garden enjoys a private and not overlooked aspect. It is laid predominantly to lawn, with a selection of mature flower and shrub borders. Further features include an outside tap, exterior lighting and pedestrian access into the rear of the garage. The garage benefits from an electric roller door, power and lighting. To the front of the property is an additional area of garden and a long driveway providing off-road parking for two/three vehicles.