



28 Hopkins Field, TA3 5FE

£525,000 Freehold

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EPC

Wilkie May

& Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains service, mains electricity, mains gas, mains drainage, mains water.

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

Property Location: <https://what3words.com/complain.inclines.spaces>

Council Tax Band: F

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.

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

Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.

Agents Note: We understand the development has a service charge of £ PA

It is also our understanding that there are development plans for the field behind – please contact the office for further information.

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

rightmove

The Property Ombudsman

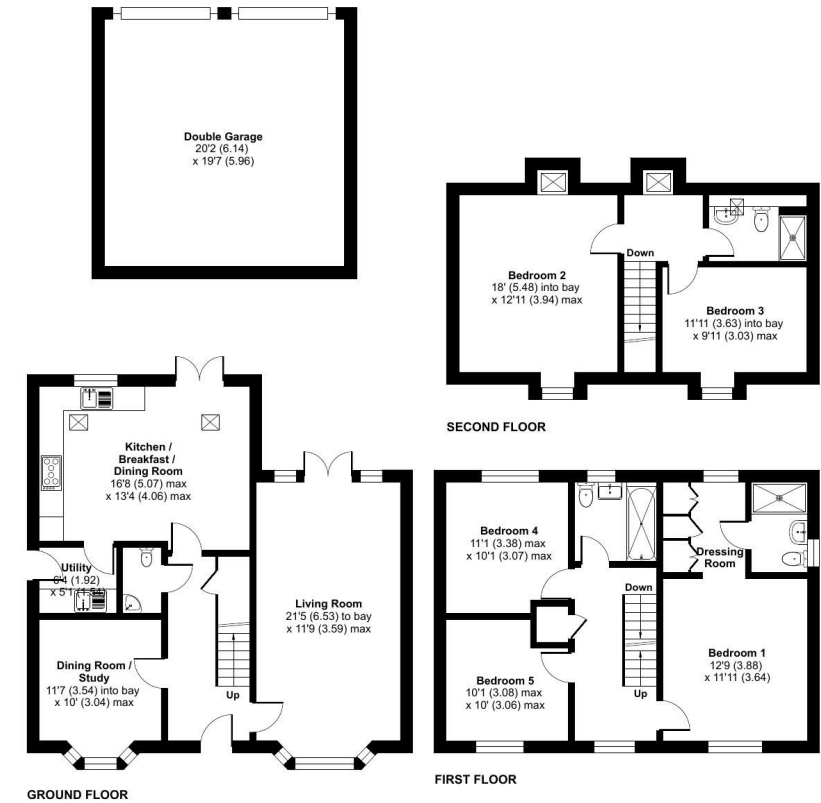
Tel: 01823 332121

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

Floor Plan

Hopkins Field, Creech St. Michael, Taunton, TA3

Approximate Area = 1814 sq ft / 168.5 sq m
Garage = 394 sq ft / 36.6 sq m
Total = 2208 sq ft / 205.1 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). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1463063



Description

- Executive Detached Family Home
- Five Bedrooms
- Double Garage
- uPVC D/G & Gas C/H
- Close to Village Ammenities

Constructed in 2016 by renowned national housebuilder David Wilson Homes, this impressive five-bedroom executive detached family home offers spacious and versatile accommodation arranged over three floors. Situated within a highly sought-after residential development in the popular village of Creech St Michael, the property is conveniently located within easy reach of local amenities, excellent transport links, and Creech St Michael Primary School.

The property benefits from uPVC double glazing and mains gas central heating throughout and is further enhanced by a double garage and double-width driveway providing ample off-road parking.



The accommodation is approached via a welcoming front door leading into a wide and spacious entrance hall, with access to all principal ground floor rooms. The generous dual-aspect living room is a particular feature of the home, enjoying a bay window to the front elevation and French doors opening onto the rear garden.

There is a separate dining room, currently offering flexible accommodation that could equally serve as a home office, playroom or snug, making it ideal for modern family living.

The superb kitchen/breakfast room is fitted with a contemporary range of wall and base units complemented by work surfaces and matching upstands. Integrated appliances include a double oven, gas hob with extractor hood above, and dishwasher. The room benefits from a part-vaulted ceiling with two Velux roof windows, creating a light and airy space, whilst French doors provide direct access to the rear garden.

A useful utility room offers space and plumbing for a washing machine and tumble dryer, houses the gas-fired boiler, and provides further access to the outside. A cloakroom/WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including the impressive principal bedroom featuring a dressing area with two double wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms on this floor.

The second floor provides two further generous guest bedrooms together with an additional shower room, making it an ideal space for older children, guests or multi-generational living.

Externally, the property enjoys a fully enclosed rear garden laid principally to lawn, with gated side access. The double garage and adjoining double-width driveway provide excellent parking and storage facilities.

