



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/blush.surfaces.push>
Council Tax Band:
Broadband Availability: Ultrafast up to 800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.
Agents Note: There is an annual service charge for this development of £200 PA

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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

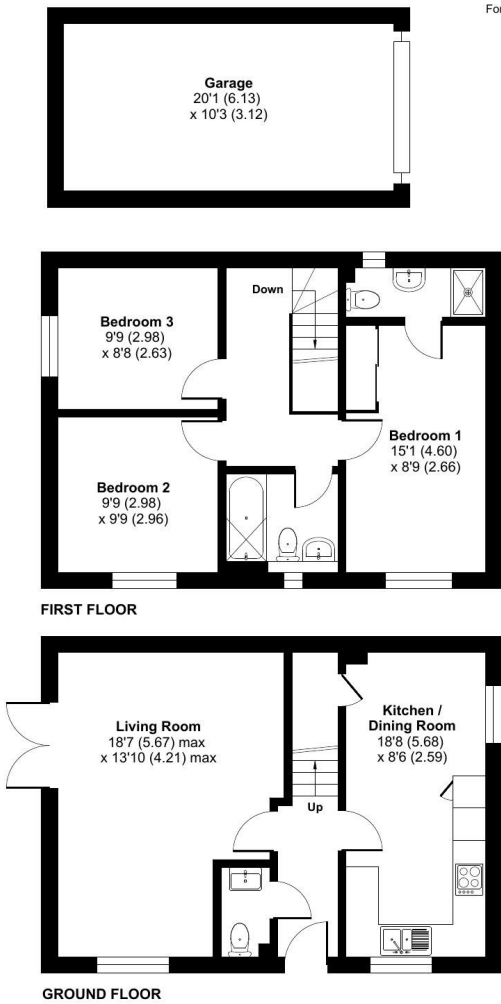
Payment can be made by card or BACS transfer.

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.

Floor Plan

Mattravers Way, Taunton, TA1

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 1176 sq ft / 109.2 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). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1472405



Description

- Three Bedroom Modern Detached Family Home
- Sought After Location To The South of Taunton
- Single Garage and driveway
- uPVC D/G & Mains Gas C/H
- Remained of 10 Year NHBC Guarantee

Situated within Phase 3 of the highly sought-after Killams Park development, this stylish three-bedroom detached family home was constructed in 2024 by highly regarded local builders, Summerfield Homes, to their popular Millhayes design. Offering spacious and thoughtfully planned accommodation throughout, the property benefits from uPVC double glazing, mains gas central heating via a combination boiler, solar panels, a single garage with power and lighting, driveway parking, and a beautifully landscaped, fully enclosed rear garden.



he accommodation is approached via a welcoming entrance hall with staircase rising to the first floor and a convenient cloakroom/WC. The dual-aspect living room is a bright and comfortable space, featuring French doors that open directly onto the rear garden, creating an ideal setting for both family living and entertaining.

Positioned to the opposite side of the house, the contemporary fitted kitchen has been finished to a high standard with an attractive range of wall and base units complemented by Quartz worktops and matching upstands. Integrated appliances include an electric oven, electric hob, washing machine, dishwasher, and a 50/50 fridge freezer. There is ample space for a breakfast table, together with a

useful understairs storage cupboard.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe and a stylish en-suite shower room. Two further bedrooms are served by a modern family bathroom.

Outside, the property enjoys a fully enclosed and landscaped rear garden with gated side access. To the side of the property is a single garage with power and lighting, together with a driveway providing off-road parking.

