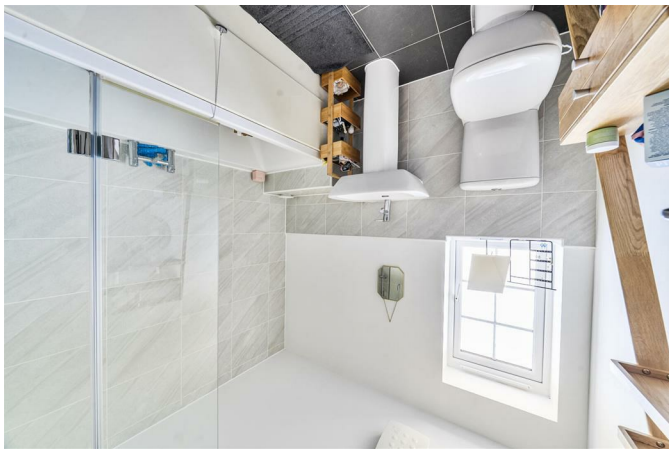


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references 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. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by Nichicom. 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation. 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. 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.

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

**Agents Note:** We understand the development has a service charge of £ PA  
**Flood Risk:** Surface Water - Very Low, Rivers & Sea - Very Low.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Broadband Availability:** Ultrafast up to 1800 Mbps download & 1000 Mbps upload speed.  
**Council Tax Band:** F  
**Property Location:** <https://what3words.com/complain.inclines.spaces>  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY  
**Services:** All mains service, mains electricity, mains gas, mains drainage, mains water.  
**Tenure:** Freehold

**GENERAL REMARKS AND STIPULATIONS:**



28 Hopkins Field, TA3 5FE  
 £525,000 Freehold

			<b>B</b>
5	2	3	EPC

**Wilkie May & Tuckwood**

# Floor Plan

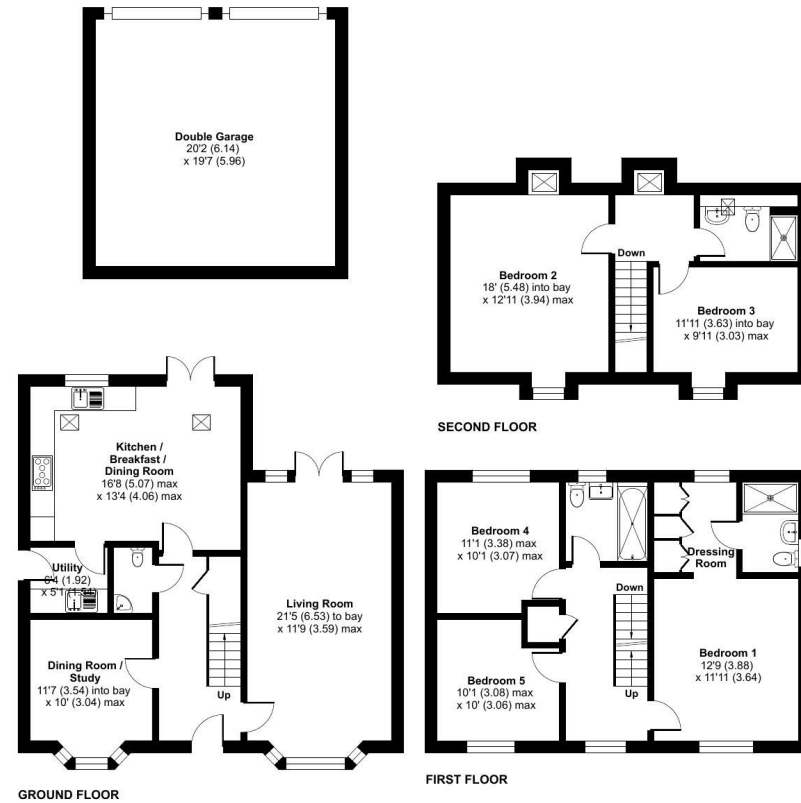
## Hopkins Field, Creech St. Michael, Taunton, TA3

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). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1463063

WM&T

## Description

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

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.

WM&T