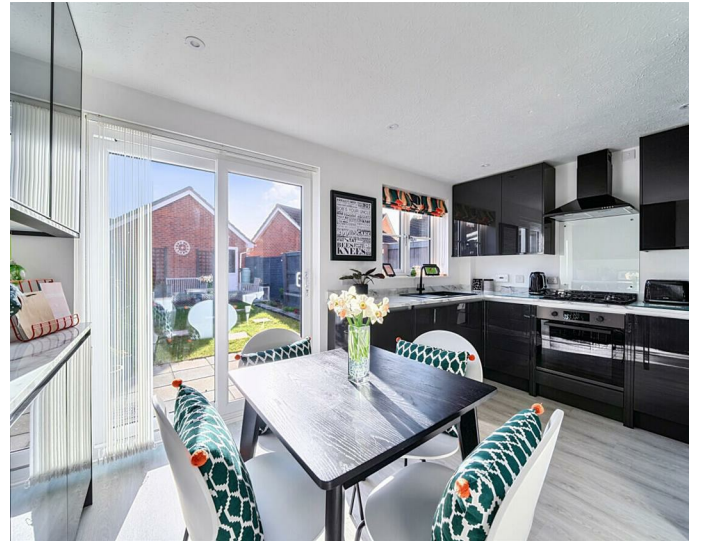


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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 warranty. 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 the vendor. 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. 8. Financial Evaluation By 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 that is available 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.

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/thundered.spike.belonging>
Council Tax Band: B
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.



4 Hale Way, TA2 8PU
 £225,000 Freehold

2 1 2 C EPC

Wilkie May & Tuckwood

Floor Plan

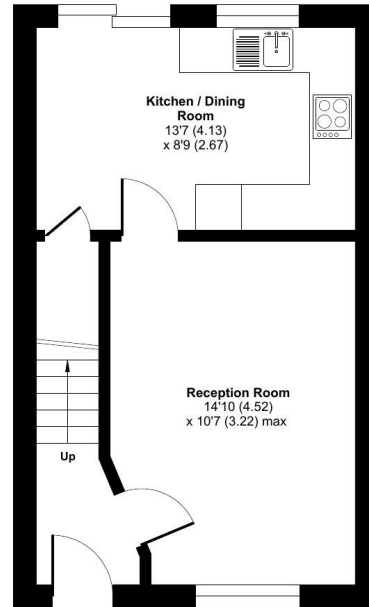
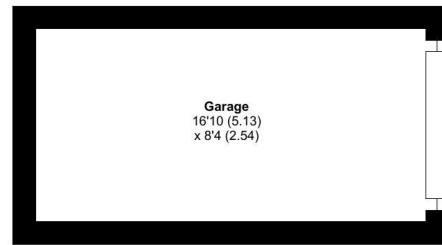
Hale Way, Taunton, TA2

Approximate Area = 662 sq ft / 61.5 sq m

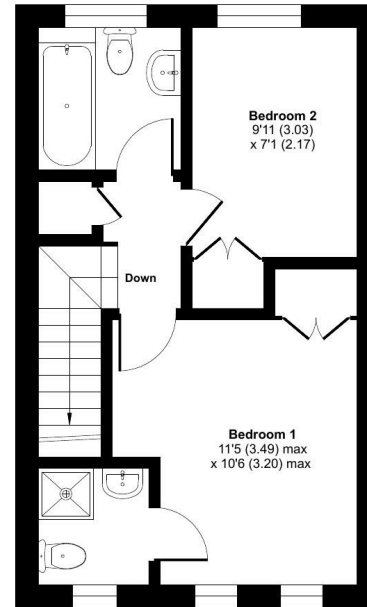
Garage = 140 sq ft / 13 sq m

Total = 802 sq ft / 74.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickcomm 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1434077

WM&T

Description

- Two Bedroom Modern Home
- Single Garage
- Re-fitted Kitchen & En-Suite
- uPVC D/G & Gas C/H
- Enclosed Landscaped Garden

Constructed circa 2000 by Bovis Homes, this well-presented property has been comprehensively upgraded in recent years by the current owner, resulting in a stylish and modern home ideally suited to contemporary living. Notable improvements include the replacement of the kitchen and en-suite shower room, along with thoughtfully designed and landscaped gardens.

The property benefits from uPVC double glazing and mains gas central heating throughout, and is further enhanced by the addition of a private single garage conveniently positioned just behind the garden.



In brief, the accommodation comprises a front door leading into a welcoming entrance hall. To the front of the property is a generously sized living room, offering a bright and comfortable living space, with access through to a modern re-fitted kitchen. The kitchen has been comprehensively updated with a matching range of wall and base units, complemented by work surfaces and upstands. Integrated appliances include an oven, gas hob with extractor over, dishwasher, and washing machine. Patio doors provide direct access to the rear garden, creating an excellent indoor-outdoor flow.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in wardrobes. The principal bedroom is further enhanced by a stylish re-fitted en-suite shower room. A separate family bathroom completes the internal accommodation.

Externally, the property boasts a fully enclosed and attractively landscaped rear garden, featuring two patio areas, a well-maintained lawn, and established borders. There is also convenient access to the single garage located to the rear.

WM&T