

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. 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 including purchasers should not rely on them as statements or representations or fact but must satisfy themselves by inspection or other means in good faith, and are believed to be correct but any the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty.

whenever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichicom. While we endeavour to make our scales 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, Protection Act 2002. 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.

Agents Note: We understand that there is a live planning application for residential development off Lyngford Lane. Please see planning application 38/19/0129 or ask our team for further information.

Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

Council Tax Band: C
Property Location: w3w:///luxury.corn.dozen
Local Authority: Somerset Council
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:



514 Cheddon Road, Taunton, TA2 7QX
 £289,950 Freehold

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Wilkie May & Tuckwood

Cheddon Road, Taunton, TA2

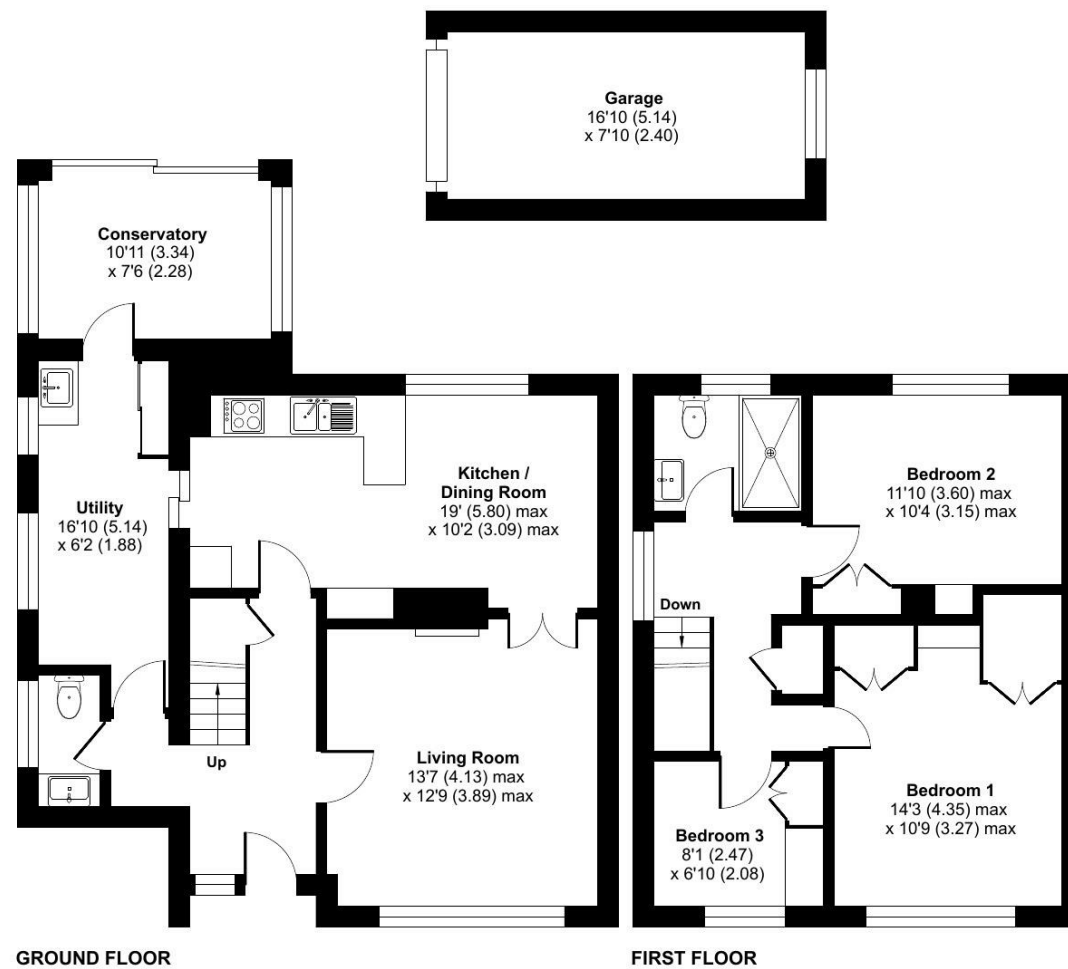
Floor Plan

Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1295 sq ft / 120.2 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1455814

Description

- Semi-Detached Family Home
- Gas Fired Central Heating
- uPVC Double Glazing
- South Facing Garden
- Single Garage and Off Road Parking
- Three Bedrooms
- Close to Countryside and Amenities
- No Onward Chain

Having remained in the same ownership since the 1960s, this well-proportioned and extended three-bedroom semi-detached family home occupies a large corner plot on the northern side of Taunton. Offering excellent potential for a buyer to modernise and create their ideal home, the property combines spacious accommodation with convenient access to both local amenities and the surrounding countryside. Benefiting from a single garage, parking for two cars, gas central heating, and uPVC double glazing throughout, the property is offered to the market with no onward chain.



The property is entered via a welcoming entrance hall with wooden flooring and useful understairs storage. To the front, the living room enjoys a pleasant outlook over the front garden and features a fireplace with electric fire.

To the rear, a spacious kitchen/dining room is fitted with a range of matching wall and base units, with a stainless steel sink overlooking the rear garden and space for a cooker with extractor hood. The dining area provides ample space for family seating and benefits from double doors opening into the lounge, creating an excellent flow throughout the ground floor.

A single-storey side extension adds further versatility, incorporating a downstairs WC, a practical utility area running the full depth of the property, and an additional sun room to the rear with sliding doors opening onto the garden.

Upstairs, there are two generous double bedrooms, both benefitting from fitted wardrobes, together with a third

bedroom currently arranged with bunk beds and additional storage. These rooms are served by a modern shower room comprising a walk-in shower, low-level WC, wash hand basin, and heated towel rail.

Externally, the property benefits from gardens extending to the front, side, and rear due to its desirable corner plot position. The rear garden is mainly laid with decorative chippings and includes a patio seating area, while the front garden features mature hedging, shrubs, and lawned areas, offering a good degree of privacy and excellent outdoor space for families or keen gardeners. The property further benefits from a single garage and off-road parking for two cars positioned to the rear side.

Offering an abundance of potential together with spacious family accommodation, this excellent home presents a fantastic opportunity for buyers looking to personalise a property within a well-established and sought-after residential location.

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