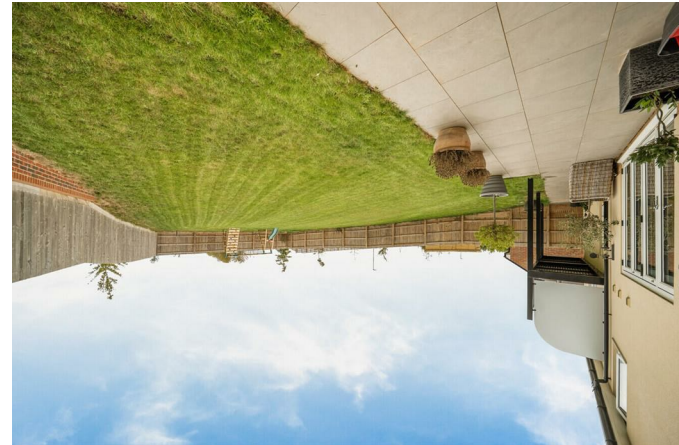




IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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 take reasonable steps to establish the source and availability 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

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

Tel: 01823 332121

WM&T

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/imparts.decorate.campus>

Council Tax Band: G

Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.

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

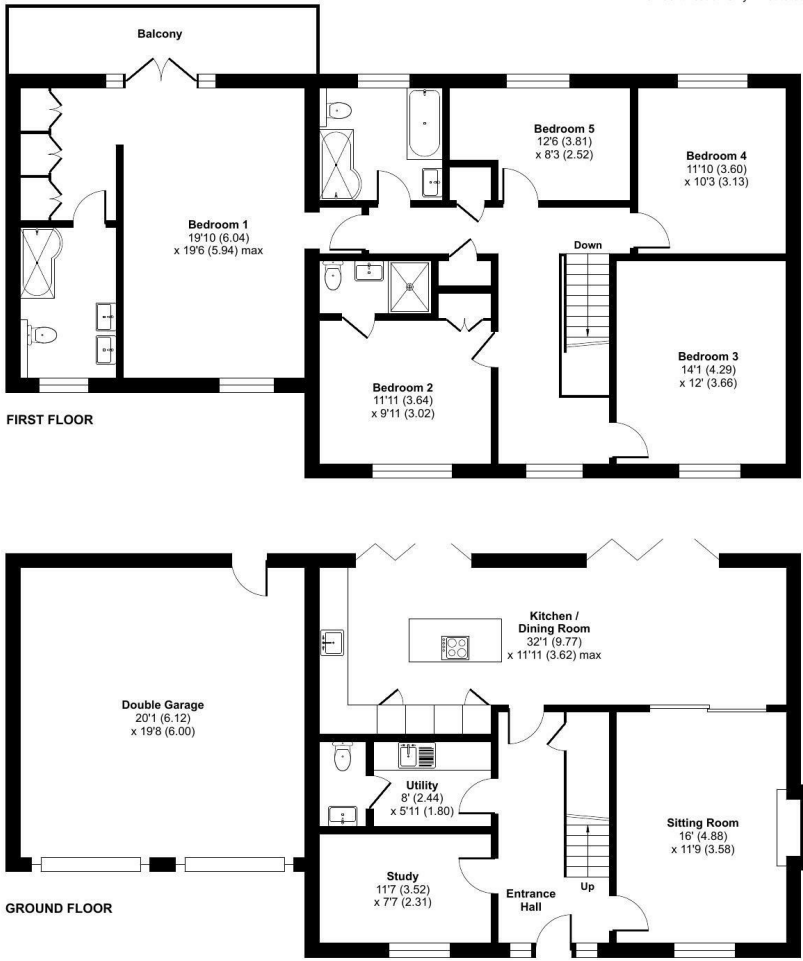
Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.

Agents Note: There is a development service charge of £200 PA

Floor Plan

Cotlake Drive, Killams Park, Taunton, TA1

Approximate Area = 2514 sq ft / 233.5 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). © rlxcheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1529696



Description

- Executive Detached Family Home
- Double Garage & Driveway with EV Charger
- Five Bedroom & Three Bathrooms
- uPVC D/G, Gas C/H & Solar Panels

Constructed in 2024 by Summerfield Homes as part of their prestigious Collection of large executive homes, Sunnyside is an impressive five-bedroom, three-bathroom detached family home, ideally situated in a peaceful cul-de-sac within the highly sought-after Killams Park development.

Beautifully presented throughout, this substantial home offers spacious and thoughtfully planned accommodation arranged over two floors, complemented by high-quality fixtures and fittings, bespoke Thomas Sanderson window coverings throughout, uPVC double glazing, mains gas central heating and solar panels. Considerable care and attention to detail has gone into creating this exceptional family home, which further benefits from a generous rear garden, double garage and double-width driveway.



On entering the property, a wide entrance hall creates an impressive first impression and features bespoke interior carpentry, including custom-installed wall panelling extending through the hallway and onto the first-floor landing. A cleverly designed under-stairs shoe cupboard maximises storage and helps keep the entrance hall seamlessly organised — particularly useful for a busy family.

The spacious living room is positioned at the front of the property and features a front-aspect window and gas wood-burning stove effect fire, creating a warm and inviting space. Opposite is a useful study, ideal for home working or as a quiet space away from the main living areas. To the rear is the impressive high-specification kitchen/family room, which forms the heart of the home. The kitchen is fitted with a comprehensive range of matching wall and base units, quartz work surfaces and matching upstands, together with two stainless-steel electric ovens, an electric hob, integrated dishwasher, fridge and freezer, and a large central island. Two separate bi-fold doors provide direct access to the rear garden, while there is ample space for a large dining table and comfortable seating area. This exceptional room provides an ideal environment for everyday family life as well as entertaining guests. A separate utility room provides space and plumbing for both a washing machine and tumble dryer, together with access to a convenient cloakroom. To the first floor are five well-proportioned bedrooms. The impressive principal bedroom suite incorporates a superb dressing area with three double fitted wardrobes, together with a beautifully appointed en-suite shower room featuring a WC, two wash hand basins and a stylish double shower. The

dressing area also provides access to a private balcony, creating a lovely additional space to enjoy. The principal bedroom further benefits from premium, motorised Thomas Sanderson electric blackout blinds, seamlessly operated via remote control.

Bedroom two, a generous guest bedroom, benefits from its own stylish en-suite shower room, while there are three further well-proportioned bedrooms. The accommodation is completed by a beautifully appointed family bathroom. A particularly notable feature throughout the home is the installation of bespoke, custom-fitted Thomas Sanderson shutters/blinds to every window. Offering elite craftsmanship and timeless elegance, these premium window coverings provide a consistent and sophisticated finish throughout the property, while also offering excellent control over privacy and natural light.

To the rear is a large, fully enclosed west-facing garden, offering an excellent degree of privacy and providing an ideal setting for outdoor entertaining and family enjoyment. A paved patio adjoins the rear of the property, with the remainder of the garden principally laid to lawn. The integral double garage benefits from power and lighting, two electric up-and-over doors and an EV charging point. To the front is a generous double-width driveway, providing ample off-road parking.

