

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 of the agent's statement of the property's condition from their solicitor.

The agent has not tested any apparatus, equipment or fittings and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification of the agent's statement of the property's condition from their solicitor.

Prospective buyers or any combination of these should inspect such progress to the seller.

Protection Act 1988. These reasonable steps must contain verifiable information that is available to the buyer. Such information of missing or incomplete to be a cash buyer or any combination of these should inspect such progress to the seller.

claims to be a cash buyer or any combination of these should inspect such information that is available to the buyer. Such information of missing or incomplete to be a cash buyer or any combination of these should inspect such progress to the seller.

availability of his funds for buying the property and pass this information to the seller. Such information will include where the prospective buyer needs to sell a property, requires a mortgage, owns a vehicle or has made a deposit to find out from the prospective buyer the source and

8. Financial Evaluation. At the time that an offer has been made and passed this information to the seller. Such information will include where the prospective buyer needs to sell a property, requires a mortgage, owns a vehicle or has made a deposit to find out from the prospective buyer the source and

Code of Practice for Residential Estate Agents. Effective from 1 August 2011
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the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be refunded should purchase cease to complete. It can be known that we receive a payment benefit of not more than £50+VAT. Ours can offer is accepted by our client in Adminstration Fee of £20+VAT (£24 per buyer) will be required in order to process

measures are of particular importance and should be accepted for the vendor. A. No responsibility can be accepted for any expenses incurred by

Intending purchasers in inspecting properties which have been sold or withdrawn. Photographs taken and details given in good faith, and are believed to be correct but may correct overall description for the guidance of prospective buyers and do not constitute an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice.

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 substantial

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

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the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty.

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 220 Mbps upload speed. Flood Risk: Rivers & Sea—very low. Surface water—very low.

Council Tax Band: G

Property Location: <https://www/noticelocals.fun>

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



17 Highlands,
Taunton, TA1 4HP
£650,000 Freehold

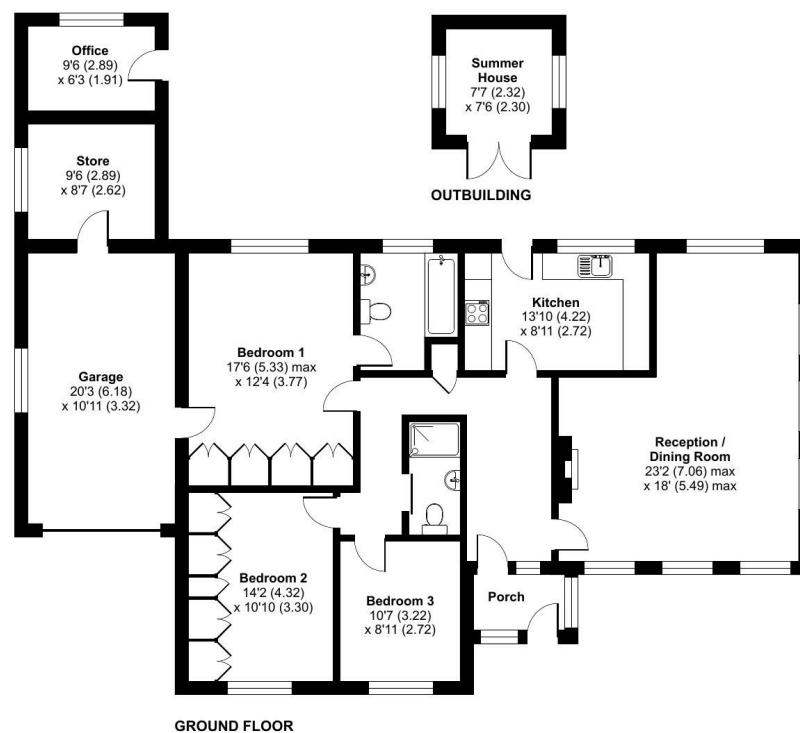
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**Wilkie May
& Tuckwood**

Floor Plan

Highlands, Taunton, TA1

Approximate Area = 1281 sq ft / 119 sq m
 Garage = 315 sq ft / 29.2 sq m
 Outbuilding = 58 sq ft / 5.3 sq m
 Total = 1654 sq ft / 153.6 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). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1408135

WM&T

Description

- Three Bedrooms
- Detached Bungalow
- Beautifully Presented Throughout
- Great Location
- Close To Town, Parks, Schools & Musgrove Park Hospital
- Garage & Ample Off Road Parking
- Good Size Rear Garden
- No Onward Chain

A rare opportunity to secure a three bedroom, detached bungalow in one of Taunton's most sought after residential locations.

Occupying a prime position in Highlands, this spacious bungalow is ideally located within easy reach of excellent local schools, Taunton town centre, Vivary Park and Musgrove Park Hospital.

With mains gas fired central heating, uPVC double glazing, garage and ample off road parking and a generous size rear garden.



The accommodation is arranged on one level and comprises in brief; a double glazed front door opening into a useful entrance porch, ideal for coats, boots and pushchairs etc, leading into a spacious central hallway with doors to all principal rooms. The living room is a light and airy space enjoying a triple aspect outlook and featuring a gas fire with surround. The kitchen is fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks, integrated eye level electric double oven, four-ring gas hob with extractor above, integrated dishwasher and a 1½-bowl sink with mixer tap, with a door providing direct access to the rear garden. There are three bedrooms in total, two generous doubles with built in wardrobes. The main bedroom benefits from a well-proportioned

en-suite bathroom comprising a panelled bath with shower over, low-level WC and wash hand basin, while a separate shower room off the hallway provides a walk-in shower, WC and wash hand basin. The garage is larger than average with an electric roller door, power and lighting, a courtesy door into the main bedroom and a useful workshop/store room to the rear, with an adjoining home office or hobbies room. Externally, the rear garden is of a good size and designed for ease of maintenance, with paving and gravel chippings complemented by mature flower and shrub borders, along with outside lighting, an outside tap, sun awning and summer house.

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