



12 Parkfield Crescent

Taunton, TA1 4RX

£612,500 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR: ENTRANCE HALL, SITTING ROOM: 16'9" x 13'3" (5.10m x 4.03m), KITCHEN: 20'2" x 9'4" (6.14m x 2.84m), INNER HALL,

CONSERVATORY: 11'10" x 12'8" (3.60m x 3.86m), FAMILY ROOM/BEDROOM THREE: 12'3" x 10'6" (3.73m x 3.20m), GROUND FLOOR WET ROOM: 7'7" x 4'0" (2.31m x 1.21m)

FIRST FLOOR: LANDING, BEDROOM ONE: 12'0" x 12'0" (3.65m x 3.65m), BEDROOM TWO: 12'8" x 8'4" (3.86m x 2.54m), BEDROOM FOUR: 13'7" x 9'10" (4.14m x 2.99m),

BEDROOM FIVE: 9'0" x 9'0" (2.74m x 2.74m), STUDY: 7'11" x 8'11" (2.41m x 2.71m), SHOWER ROOM: 7'2" x 5'6" (2.18m x 1.67m), BATHROOM: 8'3" x 5'10" (2.51m x 1.77m)

Description

This five bedroom extended detached family home is situated in the sought after residential location of Parkfield – handy located for renowned primary and secondary schools, as well as Musgrove Park Hospital.

The property, which is in excellent decorative order throughout, benefits from uPVC double glazing and mains gas fired central heating and is further enhanced by open aspect to the rear over Spinneyfield Green and views towards the Quantock Hills.

Internally, the property offers versatile accommodation arranged over two floors.

- Detached
- Five Bedrooms
- Single Integral Garage
- Sought After Residential Location
- Ample Off-Road Parking



Internally, a front door leads into entrance hall with a useful storage cupboard and stairs rising to first floor. A doorway leads into a light and airy sitting room with inset wood burning stove. A doorway leads through to a well kept modern fitted kitchen which comprises of a range of wall and base units, roll edge work surfaces and splashbacks. There is space for a range oven, an integrated dishwasher and space for a tall fridge/freezer as well as an integrated microwave. From the kitchen, a doorway leads into an inner hall which in turn offers access through to an integral garage with electric, power and lighting. There is a useful family room, which is currently utilised as a ground floor bedroom, and a recently refurbished wet room. There is also a doorway out to the garden from the inner hall and this area lends itself potentially for annexe accommodation for a teenager or a relative. From the kitchen, access can be gained to a generous size double glazed conservatory.

To the first floor are the remaining four bedrooms, a study and a main family bathroom comprising of wc, wash hand basin set in a vanity unit, bath with tiled surround and handheld shower as well as a separate walk-in shower cubicle with a wall mounted shower, half tiled surround and a double glazed window giving aspect to the front. A separate, well equipped shower room comprising of wc, wash hand basin set in a vanity unit, walk-in shower with drencher shower completes the accommodation. Externally, the front of the property is approached via a crescent driveway – ideal for several family vehicles – leading to a single garage with a remote controlled electric roller door. The rear garden benefits from two side accesses, a large decked area that is ideal for entertaining, and a garden shed with power. The rear garden is fully enclosed by a wall and fencing and is laid mainly to lawn with raised vegetable beds.



GENERAL REMARKS AND STIPULATIONS:

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

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

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

Property Location: w3w.co/slide.gain.groups

Council Tax Band: E

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 purchaser 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, reference 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

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a 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.8b 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.



Tel: 01823 332121

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

