



4 Cutliffe Road

Killams Park, TA1 3FZ

£335,000 Freehold



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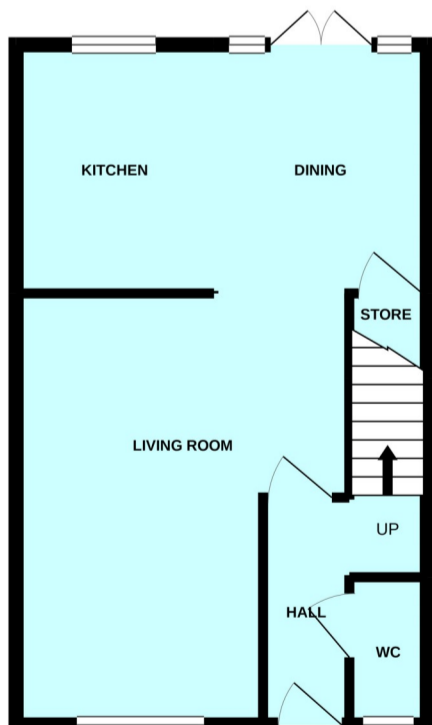
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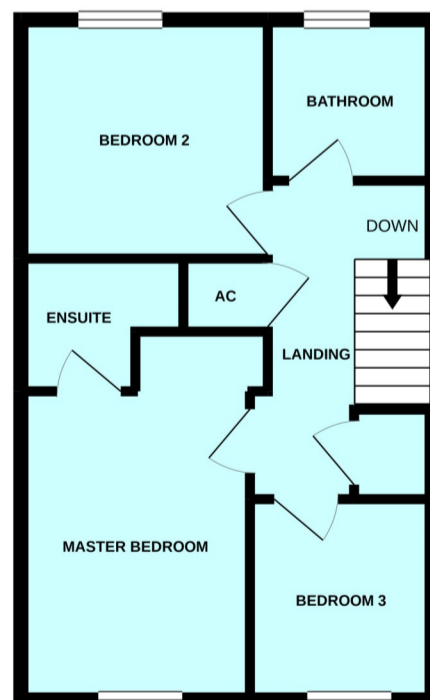
Wilkie May
& Tuckwood

Floor Plan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, SITTING ROOM: 13'1" x 16'9" (3.98m x 5.10m), KITCHEN/DINING ROOM: 16'5" x 9'5" (5.00m x 2.87m)

FIRST FLOOR: LANDING, BEDROOM ONE: 11'6" x 8'10" (3.50m x 2.69m), EN-SUITE SHOWER ROOM: 5'3" x 6'11" (1.60m x 2.10m), BEDROOM TWO: 9'6" x 9'4" (2.89m x 2.84m),

BEDROOM THREE: 7'1" x 7'9" (2.15m x 2.36m), BATHROOM: 6'5" x 5'6" (1.95m x 1.67m)

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Description

Situated on Phase Two of the sought-after Killams Park development to the South of Taunton, is this well presented three bedroom semi-detached family home.

The property, which was constructed in 2021 by local builders Messrs Summerfield Developments, to their popular Polden design.

The property itself benefits from uPVC double glazing and mains gas fired central heating with a combination boiler also offers the benefit and peace of mind of the remainder of its 10 year NHBC guarantee.

Over recent months, the external has been transformed with the creative landscaping of the rear garden with the addition of a large newly laid patio and easy to maintain lazy lawn. A door has also been put into the side of the garage, which in turn has electric power and lighting.

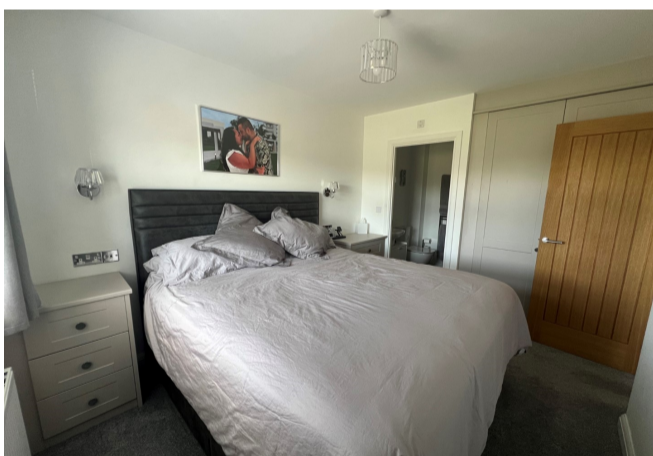
- Semi-Detached
- Three Bedrooms
- Landscaped Rear Garden
- Sought After Residential Location
- Remainder Of NHBC Guarantee
- Single Garage



In brief, the accommodation comprises; front door leading into entrance hall with cloakroom, generous size sitting room with opening through to a well appointed modern fitted kitchen. The kitchen is fitted with a range of matching wall and base units, quartz work surfaces and upstands with integrated AEG stainless steel oven, gas hob and extractor fan as well as an integrated 50/50 fridge/freezer, space for a dining table and French doors leading out into the garden. To the first floor are three bedrooms (bedroom one with fitted wardrobes and separate en-suite shower room comprising of wc, wash hand basin, walk-in shower with tiled surround and electric shower over).

A three piece family completes the accommodation. Externally, as previously mentioned, the rear garden is fully enclosed on all sides with gated side access. There is a re-laid, generous size patio with the remainder laid to lazy lawn. A single garage is found alongside with a side access and an up-and-over door to the front, electric, power and lighting as well as parking for one car in front.

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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/fries.shaky.linked](https://www.w3w.co/fries.shaky.linked)

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1,000 Mbps download speed and 220 upload speed.

Mobile Phone Coverage: voice & data likely with EE, voice only available with O2.

Flood Risk: Rivers & Sea—very low. Surface water—low.

Agents Note: There is an annual maintenance charge for this development of £200.

Agents Note: We understand there is currently a planning application on the land opposite the property for the construction of a care home.

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

whatever 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 June 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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.



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