



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold
Services: All mains services, mains gas, mains electricity, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/aspect:fast:nods>
Council Tax Band: C
Broadband Availability: Ultrafast up to 900 Mbps download & 900 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Surface Water – Very Low, Rivers & Sea – Very Low.

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, dimensions, areas, 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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 sell a property, requires a mortgage, claims to be a cash buyer, or any combination 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.



Tel: 01823 332121

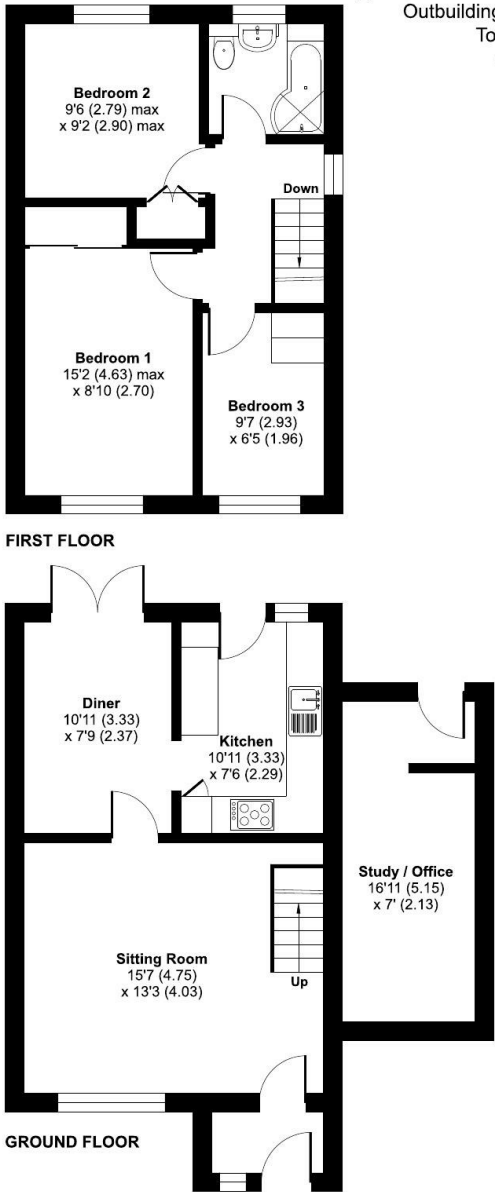
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ



Floor Plan

Scott Close, Taunton, TA2

Approximate Area = 809 sq ft / 75.1 sq m
Outbuilding = 118 sq ft / 10.9 sq m
Total = 927 sq ft / 86 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: 1435512



Description

- Three Bedrooms
- Semi-Detached House
- Quiet Cul-De-Sac Location
- Beautiful Private Rear Garden
- Converted Office Providing Spacious Office
- Off Road Parking
- Mains Gas Central Heating & uPVC Double Glazing
- No Onward Chain

Fully refurbished a year ago, this property is a delightful and quietly positioned, well proportioned, three bedroom semi-detached home. It is tucked away in a peaceful cul-de-sac position within Scott Close, Staplegrove, conveniently located in close proximity to local schools and amenities and within easy reach of the town centre and railway station. The accommodation is a good size throughout and has the added advantage of a converted garage, now providing a useful office space - ideal for working from home. To the rear, a secluded and tranquil sunny garden is a particular feature, offering a peaceful and private outdoor space to enjoy. The property offers uPVC double glazing throughout, a mains gas fired central heating system and the advantage of no onward chain.



The accommodation is arranged over two floors and comprises in brief: a quality bespoke double-glazed front door leading into an entrance porch with tiled flooring and space for shoes, coats and pushchairs. The spacious and light living room is positioned at the front of the property, enjoying a double-glazed window to the front aspect, with stairs rising to the first floor. A glazed door leads through to the dining room, from which double glazed French doors open out onto the rear garden.

The kitchen is fitted with a range of matching cream wall and base units with woodblock work surfaces over, tiled flooring, a 1&½ bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer and an integrated electric double oven with gas hob and extractor over. Instant hot water on demand is provided by a Combi-boiler.

Accessed from the garden, a new uPVC glazed door opens to the garage which has been converted to create a good size office space . It is ideal for working from home or as a hobbies

room ,well-lit with abundant spotlighting, a range of storage and display cabinets, useful shelving, fitted desks with drawer cabinets, and plenty of above-worktop electric sockets for multiple devices. On the first floor there are three bedrooms, with double bedrooms one and two benefiting from built-in wardrobes, and bedroom three being a single. The family bathroom comprises a 'P'-shaped bath with shower over, low level WC and wash hand basin.

Externally, the landscaped rear garden is private and enclosed with mature shrubs and trees. It is predominantly laid to patio, with a pergola over the seating area, a further larger patio section and an area of gravel chippings with decking. There is a substantial timber workshop/shed with windows, power and lighting, another smaller tool shed, outside tap, outside lighting, gravel area for rotary washing line, and useful gated side access. To the front of the property the gravelled area is enhanced by mature specimens of magnolia and laburnum, and there is a driveway providing off road parking.

