



**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/theylasts.loose

**Council Tax Band:** D

**Broadband and Availability:** Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

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

**Mobile Phone Coverage:** Check: [www.ofcom.org.uk/mobile-coverage-checker](http://www.ofcom.org.uk/mobile-coverage-checker)

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 purchasers 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, references 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 November 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

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 known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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 1998. 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**

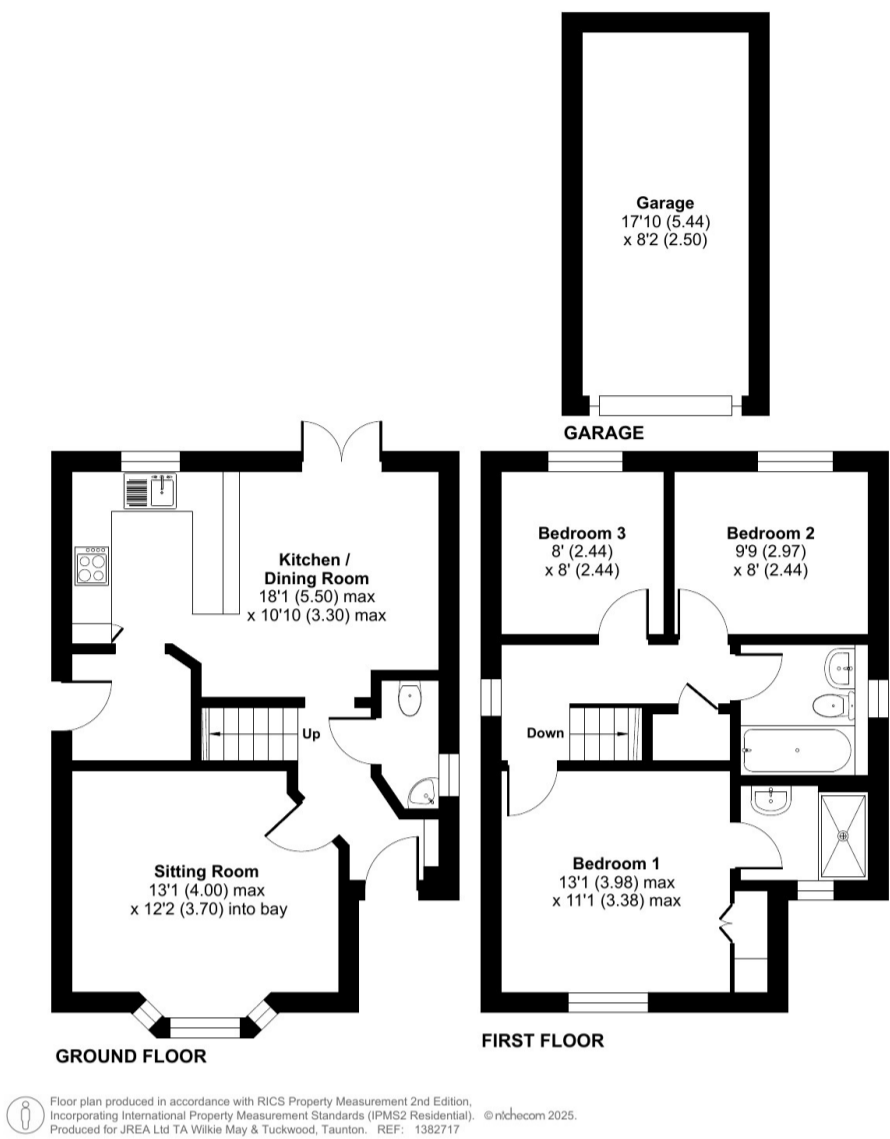
Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ



# Floor Plan

## The Shoulders, Taunton, TA2

Approximate Area = 876 sq ft / 81.3 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1022 sq ft / 94.8 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 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1382717

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## Description

Offered to the market is this excellent three bedroom detached home, set within a private cul-de-sac position in the sought after Nerrols Farm development in Taunton. The property offers thoughtfully arranged and beautifully decorated accommodation over two floors, benefitting from uPVC double glazing and mains gas fired central heating throughout.

Externally, the home enjoys a fully enclosed rear garden designed for low maintenance, along with a single garage and off-road parking for two vehicles.

This is a well presented home within a popular modern development, offering convenience, comfort, and excellent access to local amenities, schools, transport links, and nearby green spaces.

- Detached House
- Three Bedrooms
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Enclosed Rear Garden
- Single Garage
- Off-Road Parking For Two Vehicles
- Beautifully Presented Accommodation



The accommodation comprises in brief: an entrance hallway with stairs rising to the first floor, a useful ground floor cloakroom fitted with a low-level WC and wash hand basin, and a handy area ideal for coats, shoes and everyday storage. To the front of the property is a bright and well presented sitting room featuring a bay window with a private outlook towards the hedged frontage. To the rear, the contemporary kitchen/diner is fitted with a range of sleek wall and base units, a double oven with gas hob and extractor fan, a stainless steel sink with mixer tap, and a generous breakfast bar. There is ample space for dining furniture, and newly fitted French doors open directly onto the rear garden. A separate utility room provides further space for appliances and houses the gas boiler.

On the first floor, there are three well proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a refitted en-suite shower room featuring a walk-in shower with both rainfall and handheld attachments, along with a hand basin. The master bedroom also enjoys views over the nearby park and playing fields. The main family bathroom is complete with a low-level WC, hand basin, and a bath with handheld shower attachment. Externally, the rear garden has been thoughtfully improved in recent years and is fully enclosed. Arranged for easy upkeep, it features a patio and decking area ideal for outdoor dining, alongside a lawned section and useful garden shed. To the front and side of the property, there is a single garage, and a paved area providing two off-road parking spaces.

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