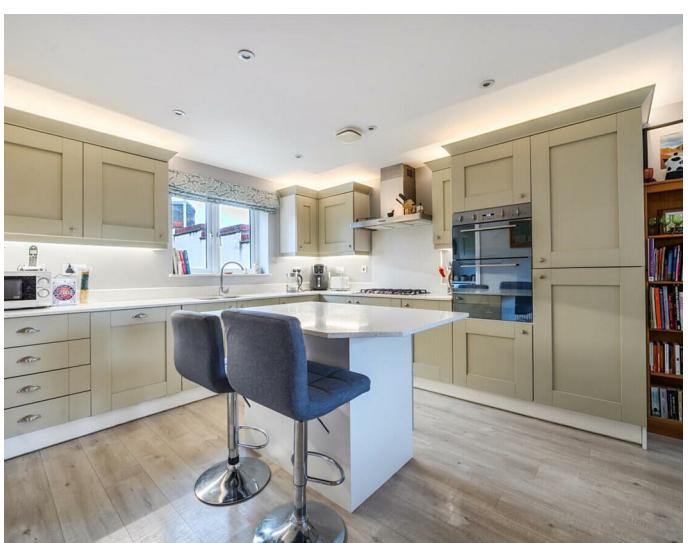
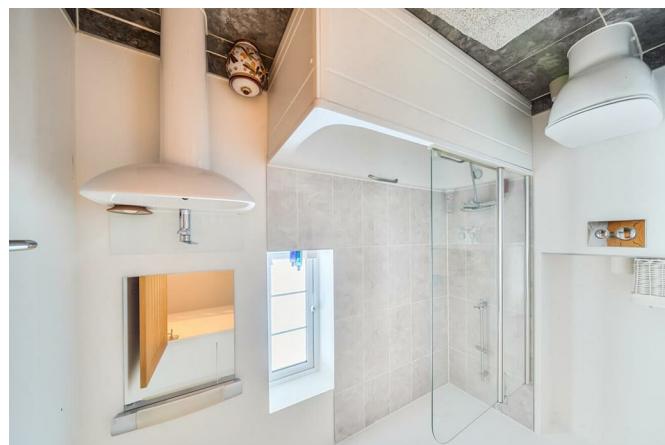


Services: All mains services, mains electricity, mains gas, mains water, mains drainage	Tenure: Freehold	Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY	Property Location: https://what3words.com/lurching-tanngling-later	Council Tax Band: E	Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload	Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker	Flood Risk: Surface water - Very low Rivers & Sea - Very low	Agents Note: There is an annual service charge of approx £200
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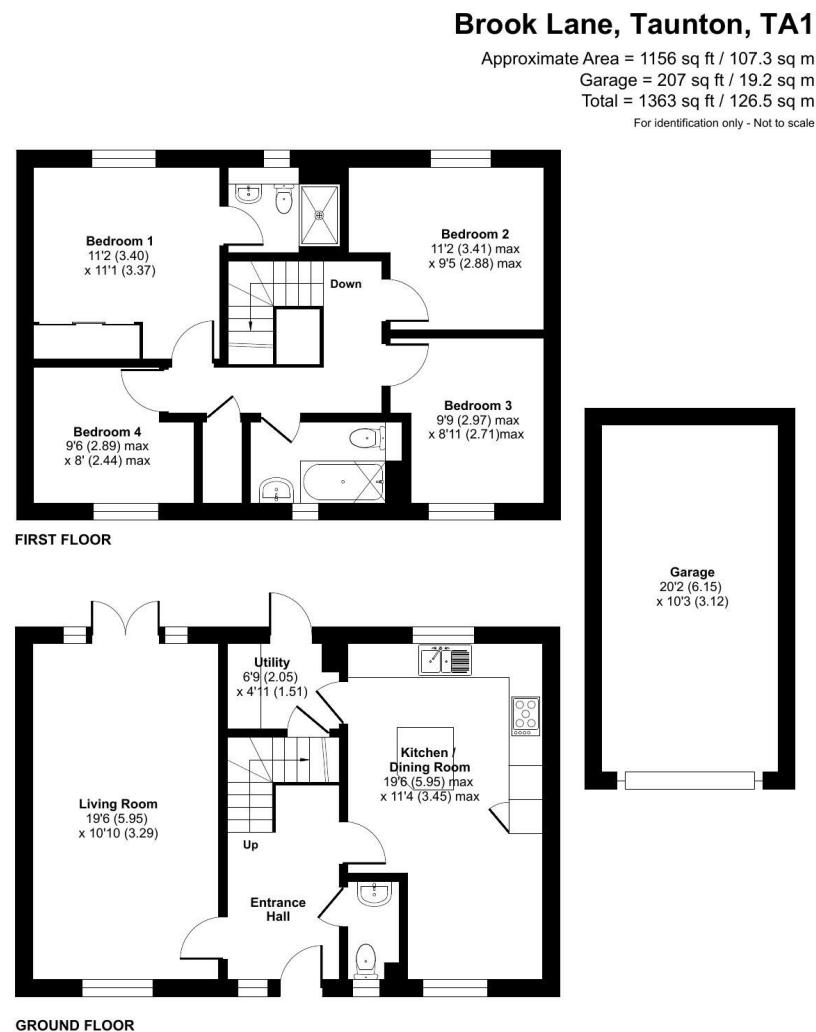


6 Brook Lane, TA1 3FS
£435,000 Freehold



Wilkie May & Tuckwood

Floor Plan



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: 1402485

WM&T

Description

Constructed in 2017 by highly regarded local developers Messrs Summerfield Homes and situated on phase one of the sought after Killams Park development to the far south of Taunton is this well presented four-bedroom modern detached family home.

The property which was constructed to the popular Moorlinch design offers 1175 sq ft of well planned, light and airy accommodation served by uPVC double glazing and mains gas fired central heating (Combination boiler) which is further enhanced by the benefit and peace of mind of the remained of its 10-year NHBC guarantee.



Internally, a front door leads into wide entrance hall with cloakroom off and staircase rising to the first floor. To the left-hand side is a generous size living room with French doors leading outside. On the opposite side of the hallway is a well-equipped modern fitted kitchen comprising a range of matching wall and base units, quartz work surfaces and upstands with integrated double SMEG oven, five ring gas hob and extractor fan over with 50/50 integrated fridge/freezer and an island unit. A doorway from the kitchen leads into a utility room with space and plumbing for a washing machine and space for a tumble drier as well along with a useles

storage cupboard and access to the outside. To the first floor is a light and airy landing with doors to all four bedrooms.

Bedroom One benefits from a double fitted wardrobe and an en-suite shower room comprising wc, wash hand basin, walk-in double shower with electric shower over. A family bathroom completes the accommodation. Externally the garden has been creatively landscaped on two tiers with a good size area of shaped patio adjoining the rear of the property, the remainder laid to lawn with shrub borders. There is a single garage (with electric power and light) alongside with a tandem double length drive.

WM&T