



6 Brook Lane, TA1 3FS

£435,000 Freehold

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EPC

Wilkie May

& Tuckwood



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: All mains services, mains electricity, mains gas, mains water, mains drainage

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

Property Location: <https://what3words.com/turching.tangling.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

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 or 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 measurements are approximate and have been taken by Nichicom. 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 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

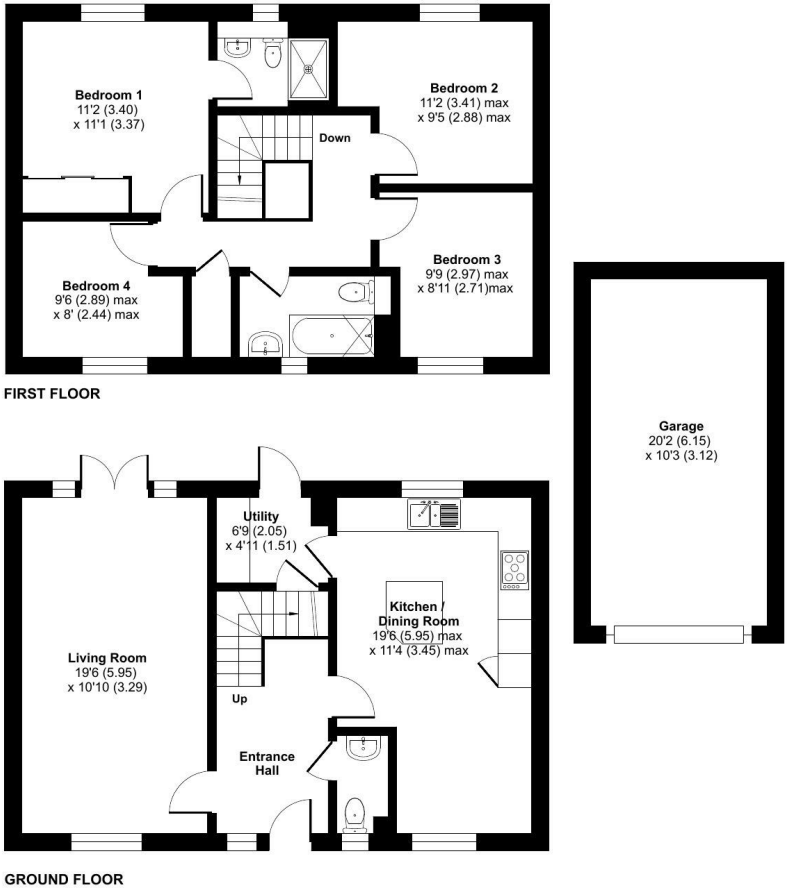
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ



Floor Plan

Brook Lane, Taunton, TA1

Approximate Area = 1156 sq ft / 107.3 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1363 sq ft / 126.5 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). © nctechcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1402485



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 useless under stairs

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.

