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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: //clublifts.ozone
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Medium.

GENERAL REMARKS AND STIPULATIONS:



30 The Oaks
 Taunton, Somerset, TA1 2QX
 £325,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

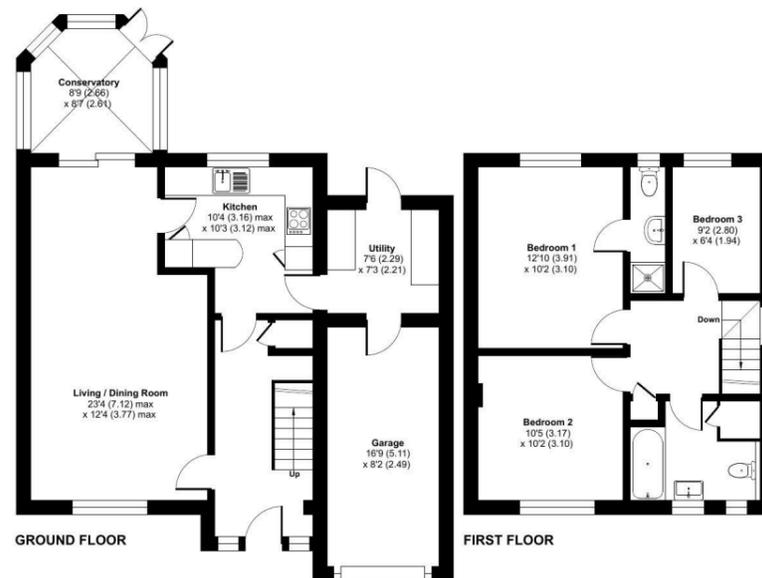
The Oaks, Taunton, TA1

Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1212 sq ft / 112.5 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). © rickocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1418801

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Description

- Three Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Conservatory Extension
- Single Garage & Off Road Parking
- Enclosed Rear Garden

A well presented, three bedroom detached family home situated in a quiet cul-de-sac within a popular residential development. The property benefits from uPVC double glazing, mains gas fired central heating and a conservatory extension to the rear. Outside there is an enclosed rear garden, off-road parking and a single garage. The property is conveniently located close to local schools and amenities.



The accommodation is arranged over two floors and comprises, in brief; a front door leading into an entrance hallway with stairs rising to the first floor, an understairs storage cupboard and doors leading to the living room and kitchen. The living/dining room runs the full length of the property and enjoys a window to the front aspect. Patio doors lead through to the conservatory, which features dwarf walls and French doors opening onto the rear garden. The kitchen is fitted with a selection of matching wall and base units with work surfaces over, 1 & 1/2 bowl sink with hot and cold mixer tap, integrated eye-level electric oven, four ring gas hob with extractor fan above and an integrated dishwasher. A door leads into a useful utility room providing additional work surface space, a sink, space and plumbing for a

washing machine and space for a tumble dryer. The utility room also provides access to the rear garden and the integral garage. On the first floor there are three bedrooms, the master bedroom benefiting from an en-suite shower room comprising a low level WC, wash hand basin and shower cubicle. The accommodation is completed by a family bathroom fitted with a low level WC, wash hand basin and panelled bath. Externally, the rear garden enjoys a good degree of privacy and is not overlooked. It is predominantly laid to patio and gravel chippings for ease of maintenance, with an outside tap and external lighting. To the front of the property there is a driveway providing off-road parking, along with a single garage with up-and-over door, power and lighting.

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