

Waterleaze, Taunton, TA2 8PS

£500,000

WILSONS
ESTATE AGENTS

We are delighted to present this impressive five-bedroom detached family home, extending to approximately 1,894 sq. ft. This spacious property offers an abundance of versatile living accommodation.

Lovingly cared for, this has been a home filled with family gatherings, and treasured memories. Now, as the current owners move onto their next chapter, they offer a wonderful opportunity for new owners to make it their own.

At the heart of the home is the generous open-plan kitchen, dining and living space, creating a fantastic environment for everyday life. The flexible ground-floor accommodation is particularly appealing, with multiple reception areas and a separate home office. A useful downstairs WC, cloakroom and separate utility room further enhances practicality and space.

Upstairs, the property continues to impress with five well proportioned bedrooms, including two with en-suite, alongside a family bathroom. Four of the bedrooms benefit from built-in wardrobes.

The generous rear garden is undoubtedly one of this property's standout features. In fact, it was the beautiful outlook that first captured the current owners' hearts. Over the years, the garden has become a much-loved place to unwind, whether enjoying a morning coffee, relaxing on a sunny day or watching the sun set. With lovely views across the surrounding landscape, you can often spot deer and other local wildlife. The front, the property benefits from a tandem garage and driveway with further potential to extend the driveway for additional parking, STP.

The owners have particularly enjoyed having the canal just moments away, providing wonderful opportunities for evening walks. The nearby footpaths offer easy access to the beautiful countryside in one direction, while leading directly into Taunton in the other. With local schools, doctors' surgeries and parks all close by, the property is ideally positioned for families and those looking to enjoy everything this popular area has to offer.

- 5 spacious bedrooms
- 3 spacious reception rooms
- Generous front and rear garden
- Tandem Garage and driveway
- Suburban living
- 3 modern bathrooms
- Detached house in Taunton
- Beautiful views
- canal walks
- Viewing recommended



















Living Room

17'2" x 15'7" (5.2m x 4.7m)

This inviting living room serves as a comfortable space to relax and entertain. It features a neutral carpet and soft wall tones, complemented by traditional white wooden doors with glass panes that open into the adjacent dining area. Natural light flows in through French doors leading to the garden, while a fireplace with a decorative surround provides a cosy focal point.

Kitchen/Dining Room

25'7" x 12' (7.8m x 3.7m)

The kitchen/dining room is a bright and practical space with a modern feel. It is fitted with cream cabinetry topped with dark work surfaces, and features a central island with wine cooler and electrical points. The kitchen includes a range cooker integrated appliances, and ample cupboard storage. There is a tiled floor throughout for easy cleaning, and bi-fold doors, perfect for alfresco dining.

Utility Room

9' x 6'8" (2.7m x 2.0m)

Conveniently adjacent to the kitchen, this utility room offers practical storage and washing facilities. It features wall and base units with dark work surfaces that match the kitchen, tiled flooring, and space for appliances and space for a large fridge freezer. A window provides natural light and ventilation, making this a functional and well-organised utility space.

Study

11'2" x 9'10" (3.4m x 3.0m)

This study provides a quiet and productive space with neutral décor. It is spacious enough to comfortably accommodate a desk and shelving or storage units and sofa. A large window allows natural light to brighten the room, creating a pleasant working environment.

Bathroom

The family bathroom benefits from a bright and fresh feel, with tiled walls and floors in neutral tones. The suite comprises a bath, toilet, and pedestal basin, and a window provides natural light and ventilation.

Main Bedroom

16'3" x 12' (5.0m x 3.7m)

The main bedroom is a generous, airy room with a vaulted ceiling and skylight windows that flood the space with natural light. A dressing area with built-in wardrobes with mirrored sliding doors leads through to the main bedroom, which in turn connects to an ensuite shower room. The ensuite features modern tiling, a shower enclosure, and a heated towel rail.

Bedroom 2

11'3" x 9'9" (3.4m x 3.0m)

Bedroom 2 is a comfortable double room featuring neutral carpeting and walls. Bedroom two has bult in wardrobes and an ensuite.

Bedroom 3

15'5" x 8'3" (4.7m x 2.5m)

Bedroom 3 is a versatile double room, including a built in wardrobe, neutral décor. The twin windows allow in plenty of natural light, creating a bright and airy atmosphere,

Bedroom 4

13'4" x 10'7" (4.1m x 3.2m)

Bedroom 4 is a spacious double room including a built in wardrobe, featuring a large window that fills the room with daylight. The neutral décor provides a calm and relaxing atmosphere, suitable for a variety of uses.

Bedroom 5

11'3" x 6'11" (3.4m x 2.1m)

Bedroom 5 contains a single window and neutral décor. Suitable as a child's bedroom or a quiet study, it offers a flexible space within the home.

Rear Garden

The rear garden offers a generous lawn bordered by mature shrubs and trees, creating a private and peaceful outdoor space. It features a decked area ideal for outdoor dining and relaxing, and is enclosed by fencing that provides security and shelter. Beyond the garden, uninterrupted views of open fields create a tranquil backdrop, enhancing the sense of space and privacy.

Disclaimer

Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned

Material Information

Part A
Council Tax: F
Tenure: Freehold

Part B Material Info
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: Internet speed:Upto 1800 Mbps / Mobile coverage:Good outdoor coverage with EE, 02, Three and Vodafone

Parking: Driveway and tandem garage
Construction: Brick & wood with a tiled roof

Part C
Flood risk very low
Planning N/A
Building safety N/A
Restrictions N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A





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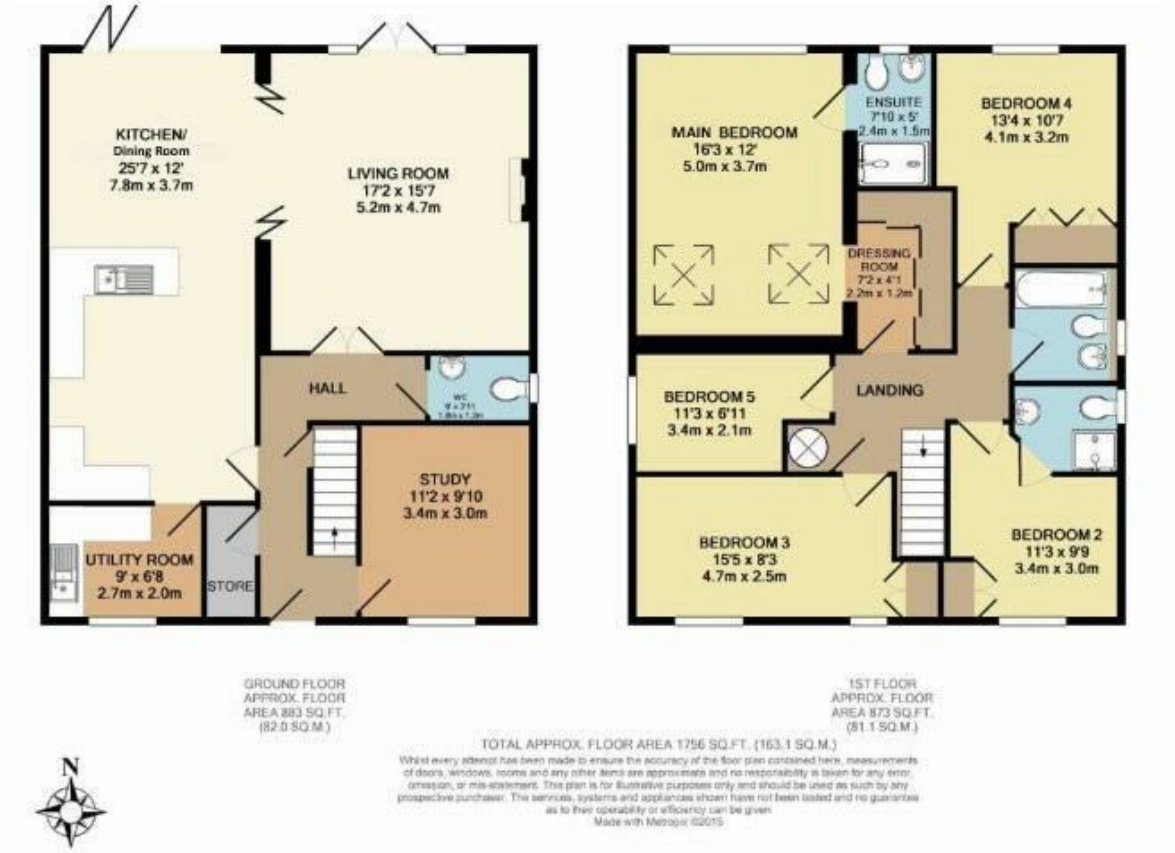


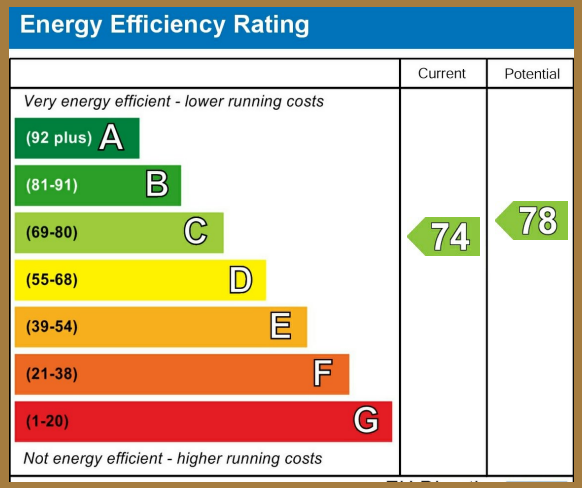












Council Tax Band **F** EPC Rating **C**

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