3 Gatchell Meadow, TA3 7HY

£795,000 Freehold

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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/beefed.kidney.tips

Council Tax Band: G

Broadband Availability: Ultrafast up to1800 Mbps download & 1000 Mbps upload speed.

Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk: Surface Water - Very Low. Rivers & Sea - Very Low.

Agents Note:

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman

rightmove

Tel: 01823 332121

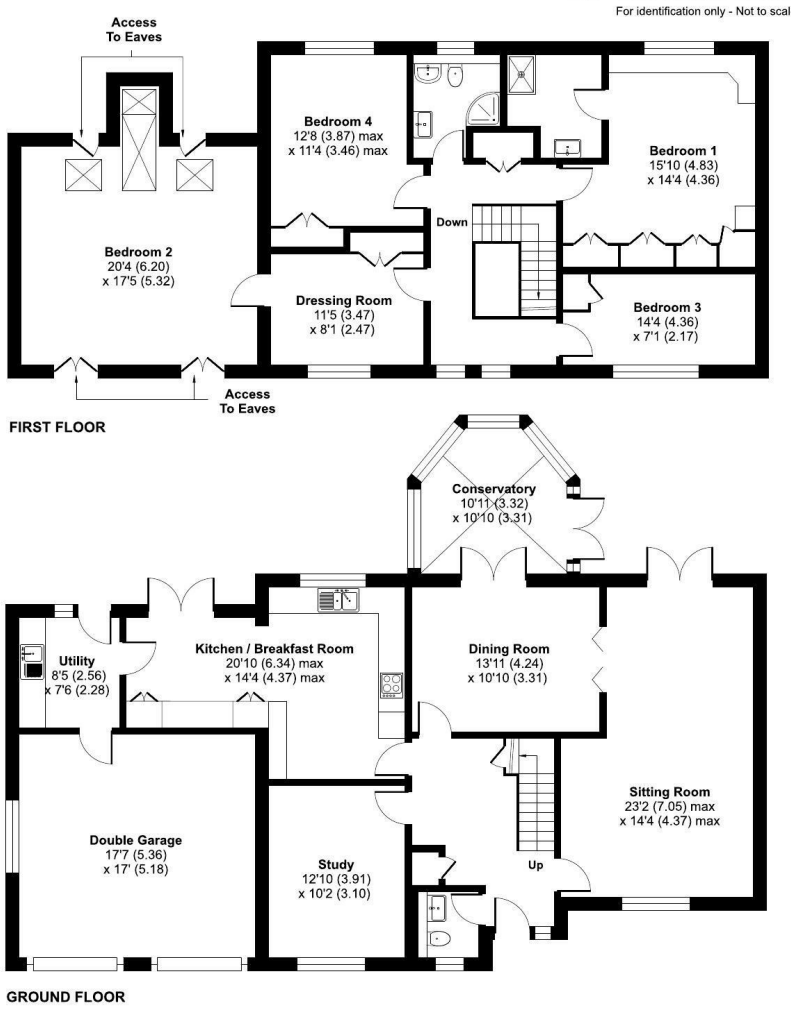
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

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Floor Plan

Gatchell Meadow, Trull, Taunton, TA3

Approximate Area = 2336 sq ft / 217 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 2629 sq ft / 244.2 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 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1539529

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Description

- Executive Detached Family Home
- Sought After Village Location
- uPVC D/g & Gas C/H
- Double Garage
- Vacant Possession

A substantial four-bedroom executive detached family home, occupying an attractive position within a quiet cul-de-sac of similar quality properties in the highly sought-after village of Trull.

Believed to have been constructed in the early 1990s, this impressive family home offers spacious and well-proportioned accommodation arranged over two floors, ideally suited to modern family living. The property benefits from replacement uPVC double-glazed windows and mains gas central heating. Further enhancing the accommodation is the addition of a double-glazed conservatory, accessed from the dining room, providing an excellent additional reception space.



The accommodation is approached via a front entrance door leading into a wide and welcoming entrance hall, with doors opening to all the principal ground floor reception rooms. The living room is a particularly pleasant reception space, enjoying dual-aspect windows which provide excellent natural light, together with a feature gas fire. An opening leads through to a separate dining room, which in turn provides access to the double-glazed conservatory. Positioned to the front of the property is a useful study, ideal for those working from home. The kitchen/breakfast room is fitted with an extensive range of matching wall and base units, complemented by granite work surfaces and upstands. Integrated appliances include a double oven, electric hob, fridge and dishwasher. There is ample space for a breakfast table, whilst French doors provide access to the rear garden. A further door leads through to the separate utility room. The utility room offers additional storage and practicality, with space and plumbing for a washing machine, a sink and drainer unit and a wall-mounted gas boiler. There is also direct access to both the double garage and rear garden. The double garage benefits from two electrically operated up-and-over doors, together with power and lighting. Stairs rise from the entrance hall to the first-floor landing, which gives access to four bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom two is approached via a versatile additional room, which could be utilised as a dressing area or additional storage space. A re-fitted family shower room completes the first-floor accommodation Externally, the property enjoys a mature and fully enclosed rear garden, providing an excellent degree of privacy. An area of patio adjoins the rear of the property, creating an ideal space for outdoor dining and entertaining, whilst the remainder of the garden is principally laid to a shaped lawn, complemented by mature shrubs and established borders. There is gated side access together with a useful timber garden shed. To the front, a brick-paviour driveway provides off-road parking for two vehicles and leads to the double garage.

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