

gth



CREECH ST MICHAEL, TAUNTON, SOMERSET

44 Sweeting Close Taunton, Somerset, TA3 5FB

A well-presented modern four bedroom detached house with a timber built home office in the garden.

Freehold Guide Price
£350,000

DESCRIPTION

This well presented family home was built in 2015 by Linden Homes and is of the Barrington design. Constructed of brick civility wall elevations under a pitched tiled roof. The accommodation briefly comprises an entrance hall with W.C. and under stairs cupboard. To the side is a large living room with bay window and at the rear is a fabulous kitchen/dining room with modern fitted units and bi-folding doors out to the gardens. Upstairs are four bedrooms with master en-suite and a well equipped family bathroom.



SITUATION

The property is located at the end of a cul-de-sac development with an outlook of open countryside. Creech St Michael village is within a short walk and provides extensive local facilities with a primary school and easy access to Taunton which has an extensive range of shopping ,educational, sporting and leisure facilities. The property is well placed for access to the M5 and A303 and Taunton enjoys a mainline rail link to London, Paddington with a super fast two hour service.

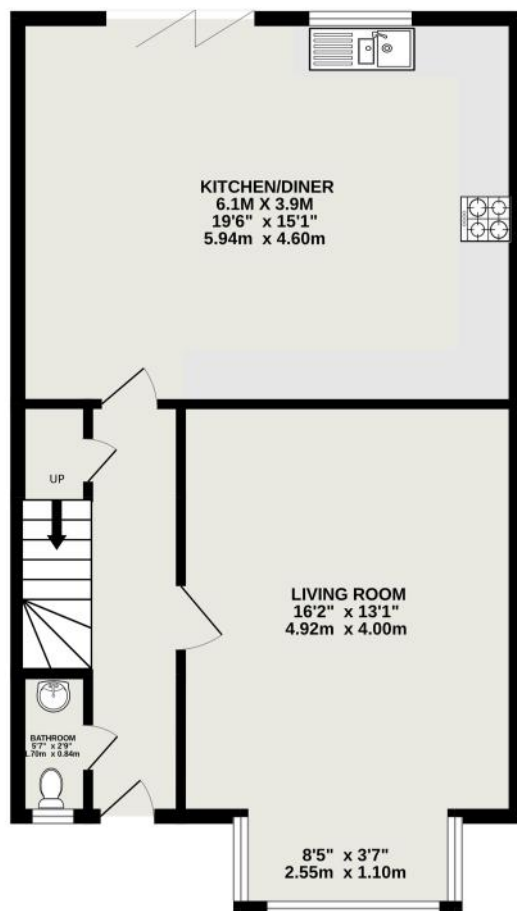
OUTSIDE

To the front of the property is a small garden containing a number of established shrubs and bushes with garden path

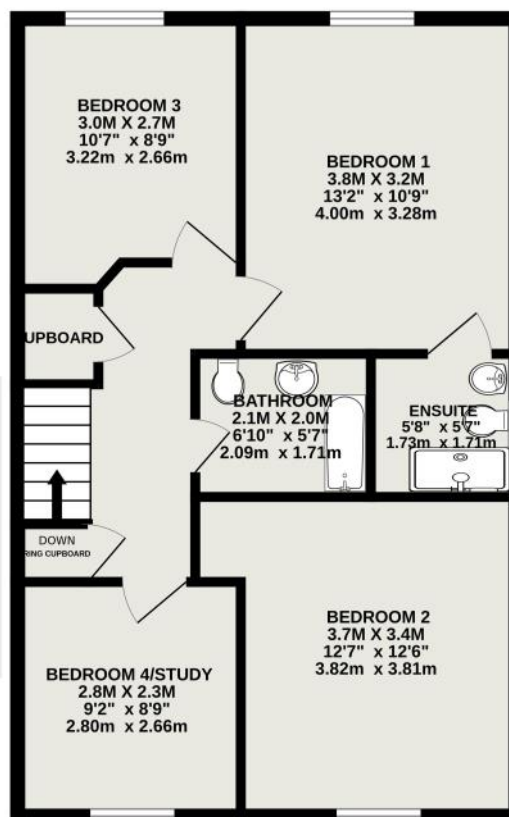
which leads to the front door. To the side is a 13m paved driveway providing off road parking. Here access can be gained to the attached single garage (6m x 3m) and a side gate leads to the south facing rear garden which has been beautifully landscaped by its current owners with raised planters. The garden is mostly laid to lawn and patio with well-established borders full of flowers, shrubs and trees. There is a fully insulated, timber built summer house (2.9m x 2.7m) which can be used as a craft room, personal yoga/pilates studio, and has LED lighting, power, wired broadband and is currently being used as a home office.

GROUND FLOOR

1ST FLOOR



gth



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SERVICES

Mains water, electricity, drainage and gas. Telephone connection subject to any BT regulations.

OUTGOINGS

Somerset Council Tax Band E

DIRECTIONS

From Junction 25 of the M5 motorway head east on the A358 towards Ilminster. Turn left at the first set of traffic lights as sign posted towards Ruishton. Proceed through Ruishton and when you arrive at the 'T' junction turn left as sign posted to Creech St Michael. Proceed into the village passing the post office and The Bell Inn on your left hand side, take the next left onto Hyde Lane. Proceed along here for approximately a quarter of a mile where you will pass the park on your right hand side and Sweeting Close can be found on the left a short distance after.

WHAT.3.WORDS

For the exact location download the app and enter; ramming.season.expensive

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



The logo for Greenslade Taylor Hunt (gth) is displayed in white lowercase letters on a red rectangular background.

Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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