



4 The Grove, Henlade, TA3 5HY

In Excess of £307,500

4 The Grove

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A spacious link detached bungalow located in Henlade
- Extensive driveway parking and secure gated area ideal for a caravan or motorhome
- Garage/workshop
- Owned solar panels generating £2,800 in 2024
- Good sized living room and conservatory
- Kitchen/dining room
- Two double bedrooms
- Bathroom and separate wc/utility room
- Generous enclosed rear garden
- Modern electric heating and air conditioning

SERVICES

Main services of electricity, water and drainage are connected. There are 18 solar panels, fully owned and transferrable to new owners. These generated 3700 kw and tax free income of over £2800 in the last 12 months.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





A spacious and well-presented two-bedroom link detached bungalow situated in a sought-after residential area in Henlade, just a short drive from Taunton town centre. The property enjoys excellent road links, with easy access to the A358 and M5 motorway, making it ideal for commuters and those seeking easy travel connections. Inside, the welcoming entrance hall leads to a good sized living room, ideal for relaxing or entertaining, with sliding doors giving access to the conservatory, a workshop/store and a utility room/wc. The kitchen/dining room is a practical and social space, with ample storage and workspace, perfect for everyday living. There are two good-sized double bedrooms, with Bedroom 1 benefiting from modern air conditioning for year-round comfort. Finally, there is a three piece bathroom with a shower over the bath. The bungalow is heated by efficient ceramic electric heaters and features double-glazed windows throughout, ensuring a cosy and energy-efficient home.

Additionally, the property is equipped with solar panels, providing a valuable income of approximately £2,800 per annum, a significant bonus towards running costs.

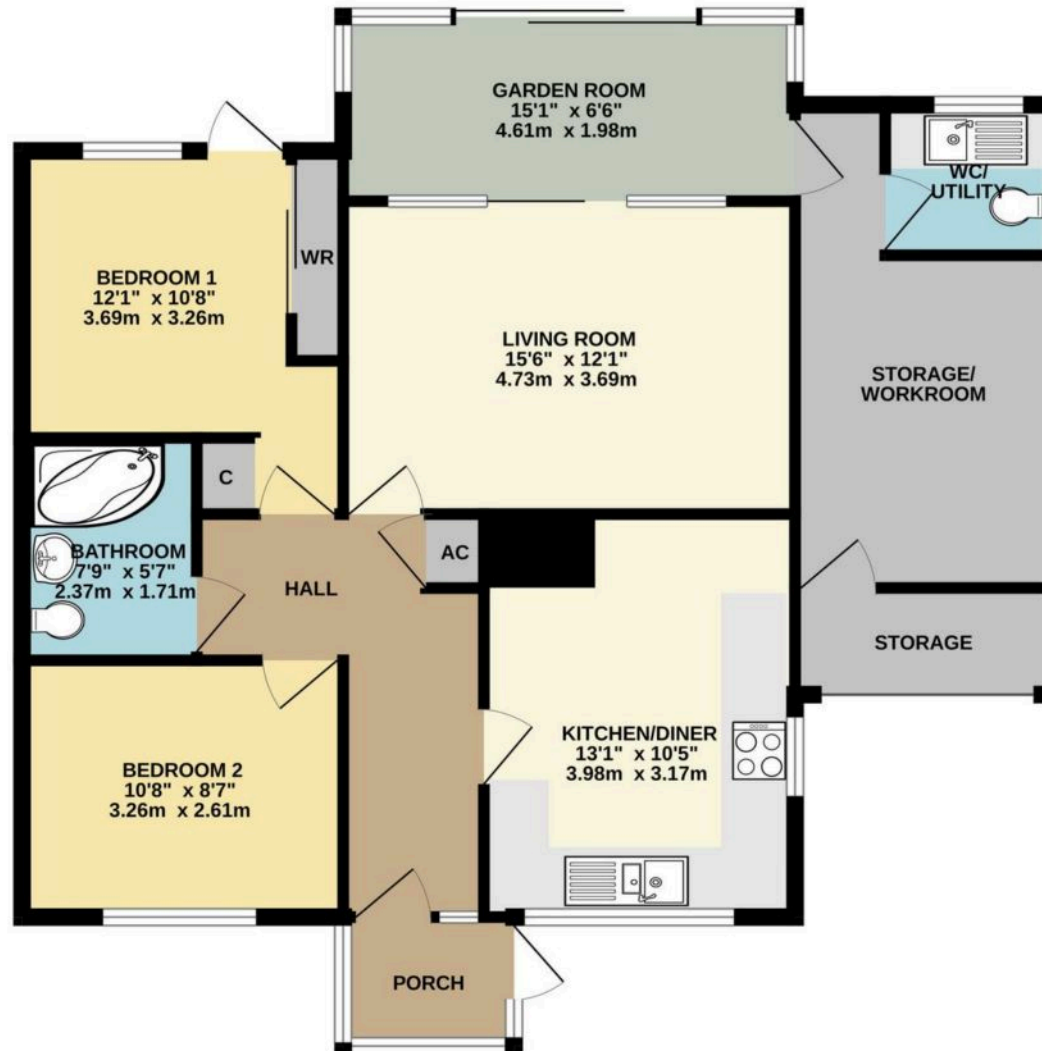
Garden

The property is approached via a generous driveway offering extensive off-road parking, plus a secure gated area to the side — perfect for housing a caravan, motorhome, or additional vehicles.

The fantastic rear garden is a real highlight — a great size, predominantly laid to lawn and framed by mature shrubs, trees, and bushes, offering privacy and the perfect setting for outdoor enjoyment.



GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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