



GIBBINS RICHARDS 

**Westcot, East Lyng, Taunton TA3 5AU**  
**Offers in Excess of £450,000**

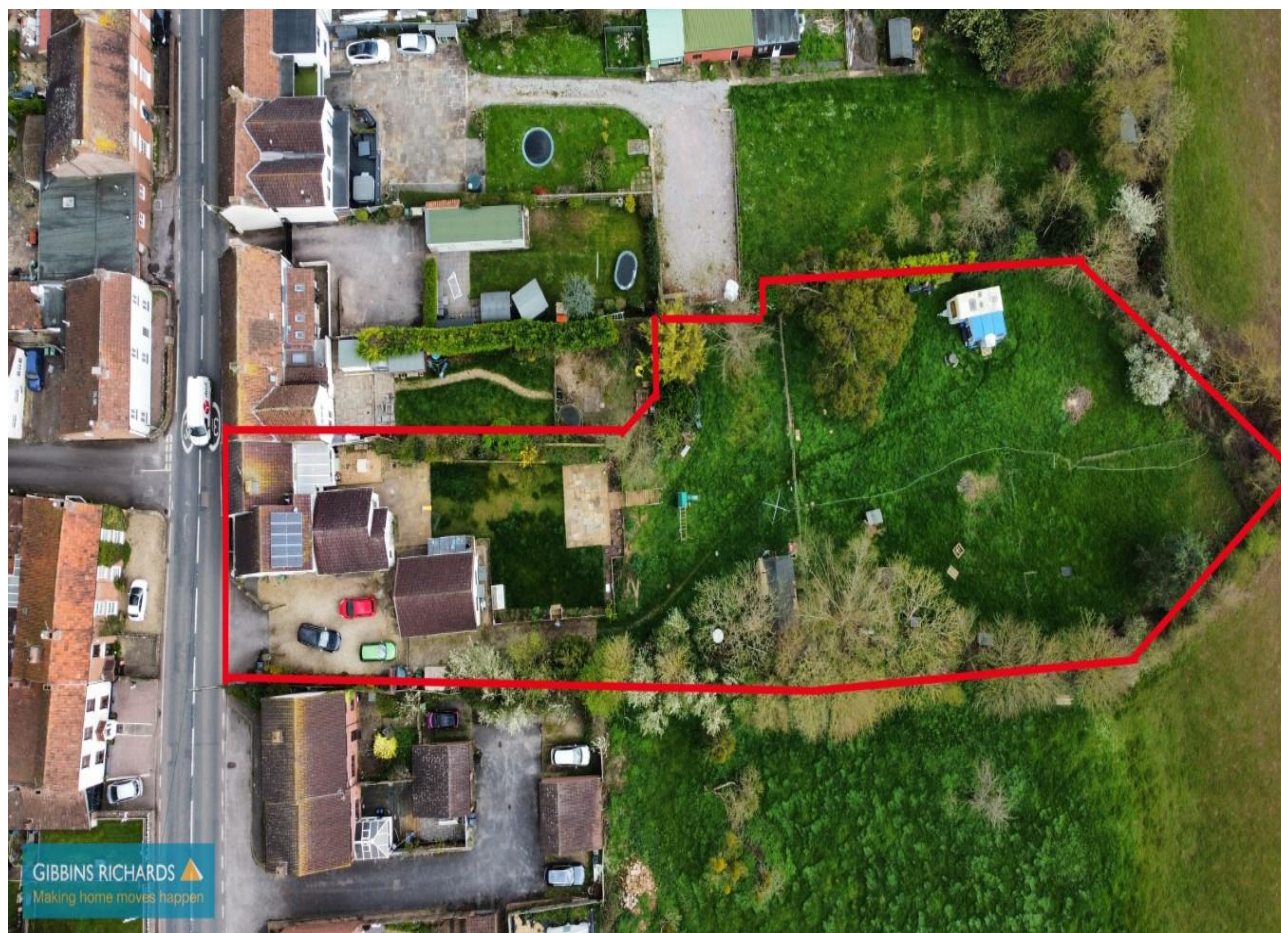
**GIBBINS RICHARDS**   
Making home moves happen

A brilliantly flexible family home with an extended interior offering four bedrooms, two bathrooms, two kitchens and numerous reception rooms. The property presents itself with possibilities for dual living and / or annexe accommodation for a dependent relative. The property is further augmented by a good sized driveway with ample parking for numerous cars, a double garage, good sized rear garden with far reaching views across the Somerset Levels. There is also an additional area of paddock beyond the garden, which is ideal for those small holders with chickens, possibly some sheep and / or self sufficient gardening. Viewing is strongly advised.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

The property is approached via a driveway into a small entrance porch which then leads to an entrance hall. This leads to the original kitchen (currently used as a utility room) as well as a sitting room with log burner and a central dining room. Off the dining room is a garden room to the rear with double doors out to the garden. The hallway then leads to an inner hallway, which in turn leads to the main kitchen, open plan to a fabulous family room, approximately 17' x 18', also with double doors out to the garden and driveway. Upstairs are four double bedrooms, the master having an en-suite and there is also a family bathroom. Externally the property benefits from a good sized driveway, large double garage, log store and level lawned garden with far reaching views to the Somerset Levels. The property is located in a very popular village, between Taunton and Glastonbury, along the A361, thus giving good access to either direction. The property is further enhanced by solar panels and oil fired central heating.

FOUR BEDROOMED EXTENDED COTTAGE  
EXCELLENT AND FLEXIBLE INTERIOR WITH POTENTIAL FOR DUAL LIVING  
LARGE DRIVEWAY AND GOOD SIZED GARDEN, ADDITIONAL PADDOCK AREA  
DOUBLE GARAGE  
POTTING SHED  
SITTING ROOM WITH LOG BURNER  
EXPOSED STONE AND PARQUET FLOORING TO SOME AREAS  
SUPER FAMILY ROOM OPEN PLAN TO A KITCHEN  
SOLAR PANELS AND OIL FIRED CENTRAL HEATING  
FAR REACHING VIEWS ACROSS THE SOMERSET LEVELS





## Entrance Porch

Entrance Hall 14' 7" x 6' 9" (4.44m x 2.06m) With parquet flooring. Under stairs cupboard.

Kitchen/  
Utility Room 9' 6" x 8' 3" (2.89m x 2.51m) Parquet flooring.

Sitting Room 8' 2" x 12' 11" (2.49m x 3.93m) max Log burner and some exposed stone work.

Dining Room 17' 8" x 8' 0" (5.38m x 2.44m)

Sun Room 14' 11" x 10' 5" (4.54m x 3.17m) Tiled floor. Doors opening to the rear garden.

Inner Hall Leading to;

Kitchen 12' 2" x 8' 3" (3.71m x 2.51m) plus 10' x 5' (3.17m) (L shaped) Open plan with a breakfast bar to;

Family Room 18' 8" x 17' 10" (5.69m x 5.43m) Doors to the rear. Further door leads to a separate wc and oil boiler cupboard.

## First Floor

Bedroom 1 12' 8" x 9' 10" (3.86m x 2.99m) Plus door recess. Built-in wardrobes.

En-suite 5' 1" x 4' 9" (1.55m x 1.45m)

Bedroom 2 15' 1" x 8' 5" (4.59m x 2.56m) Built-in wardrobes.

Bedroom 3 12' 9" x 9' 4" (3.88m x 2.84m)

Bedroom 4 10' 0" x 8' 5" (3.05m x 2.56m)

## Family Bathroom

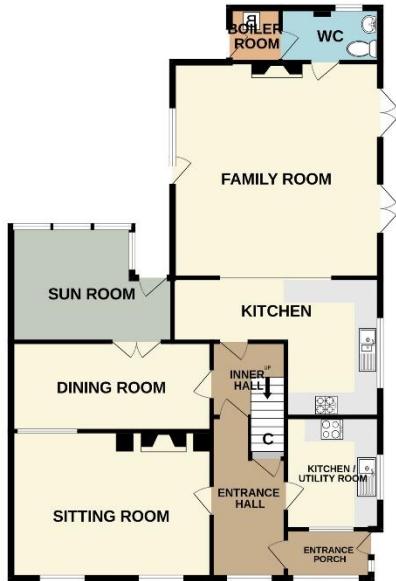
Outside Large driveway and access to a double garage 24' 8" x 17' 3" (7.51m x 5.25m) with attached potting shed/greenhouse. There is a level area of garden, mainly laid to lawn which is L-shaped and extending from the garden room to behind the garage, steps then lead down to a paddock which is approximately 1/2 an acre.



GROUND FLOOR  
1799 sq.ft. (167.1 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 2501 sq.ft. (232.3 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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