



Little Gables, Comeytrove Lane, Taunton TA1 5JD

GIBBINS RICHARDS 
Making home moves happen

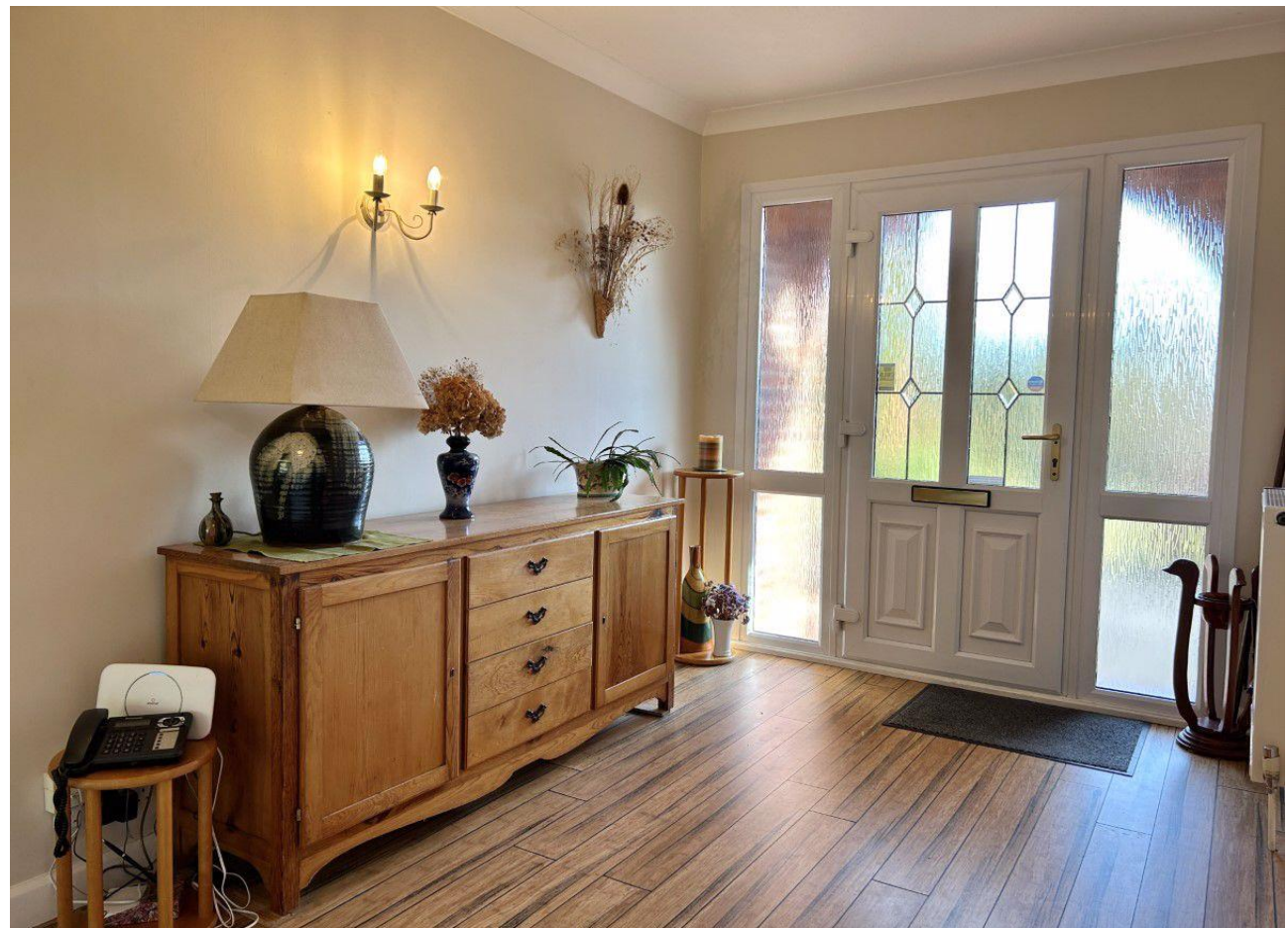
THE PROPERTY

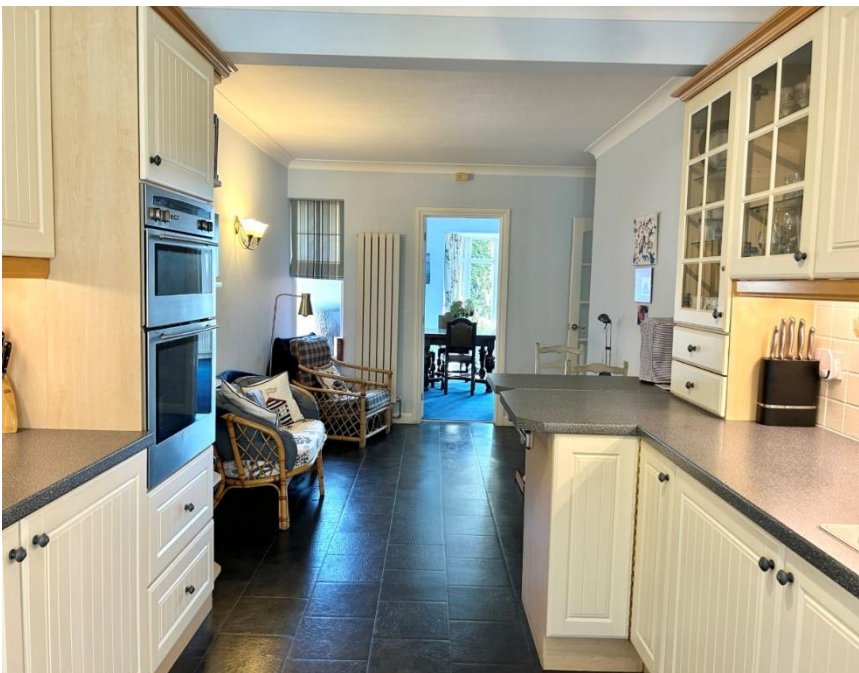
An immaculate detached 1940's bungalow with potential for a self contained one bedroom annexe to the rear. Standing within a plot of around one third acre, Little Gables occupies a super location with good access to local amenities. There is a 'tandem' garage to the side, and - subject to council tax - the extension to the rear can be a self contained one bedroomed annexe, ideal for a dependant relative, older child or as an AirBnB-type let. There are some beautiful appointments and an excellent south / west facing rear garden. Simply superb!

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

This attractive double bow fronted detached bungalow was built in 1945 and has been significantly extended to the rear to provide flexible, gas centrally heated accommodation with the added benefit of a comfortable good sized and well appointed self contained single storey annexe (subject to council tax). The uPVC double glazed accommodation has been maintained and decorated to an exceptionally high standard with many improvements carried out by the present owners. The property stands in a slightly elevated position with an open outlook to the front and almost complete seclusion to the rear. A generous size driveway and turning area provides extensive parking which leads to a 26' long garage/laundry. An undoubted benefit of the property is the rear garden, which is beautifully maintained with extensive lawns, mature trees and shrubs. In all we believe the plot amounts to approximately 0.33 acres.

IN SUMMARY, this is a high quality home which should appeal to a wide range of purchasers. Offering a convenient position on the south western outskirts of Taunton, local amenities include several local shops in either nearby Bishops Hull village or Galmington, easy access to Musgrove Park Hospital and within a mile or so of Castle Secondary School and Taunton and Bridgwater College. Access to the M5 motorway can be gained via junction 26 at Wellington or junction 25 at Taunton.





QUALITY DETACHED BUNGALOW WITH
 SELF CONTAINED ANNEXE
 POPULAR WESTERN-EDGE LOCALE
 CLOSE TO SCHOOLS, COLLEGE AND
 MUSGROVE PARK HOSPITAL
 EXCELLENT AND FLEXIBLE INTERIOR
 AMPLE PARKING AND TANDEM GARAGE
 SOUTH WESTERLY GARDENS, LEVEL WITH
 MATURE PLANTING THROUGHOUT
 ATTRACTIVE DOUBLE BAY FRONT
 ADDITIONAL SUN ROOM

ACCOMMODATION

Entrance Hall	
Bedroom One	14' 4" x 12' 2" (4.37m x 3.71m)
Bedroom Two	16' 8" x 9' 2" (5.08m x 2.79m)
Family Bathroom	13' 3" x 8' 0" (4.04m x 2.44m)
Sitting Room	19' 2" x 11' 0" (5.84m x 3.35m)
Kitchen / Breakfast Room	22' 6" x 9' 11" (6.85m x 3.02m)
Bedroom Three / Dining Room	14' 4" x 12' 2" (4.37m x 3.71m)
Sun Room	9' 3" x 7' 6" (2.82m x 2.28m)
Annexe	The rear extension was built with planning permission for a self contained annexe, although it is used as part of the main accommodation by the current owners and therefore no additional council tax is due. Should a buyer wish to separate the annexe from the main accommodation, then additional council tax will be payable.
Hallway	
Bedroom	13' 2" x 13' 1" (4.01m x 3.98m)
Dressing Room	9' 5" x 7' 5" (2.87m x 2.26m)
Shower Room	7' 8" x 3' 9" (2.34m x 1.14m)
Utility / Annexe Kitchen	13' 4" x 8' 7" (4.06m x 2.61m)



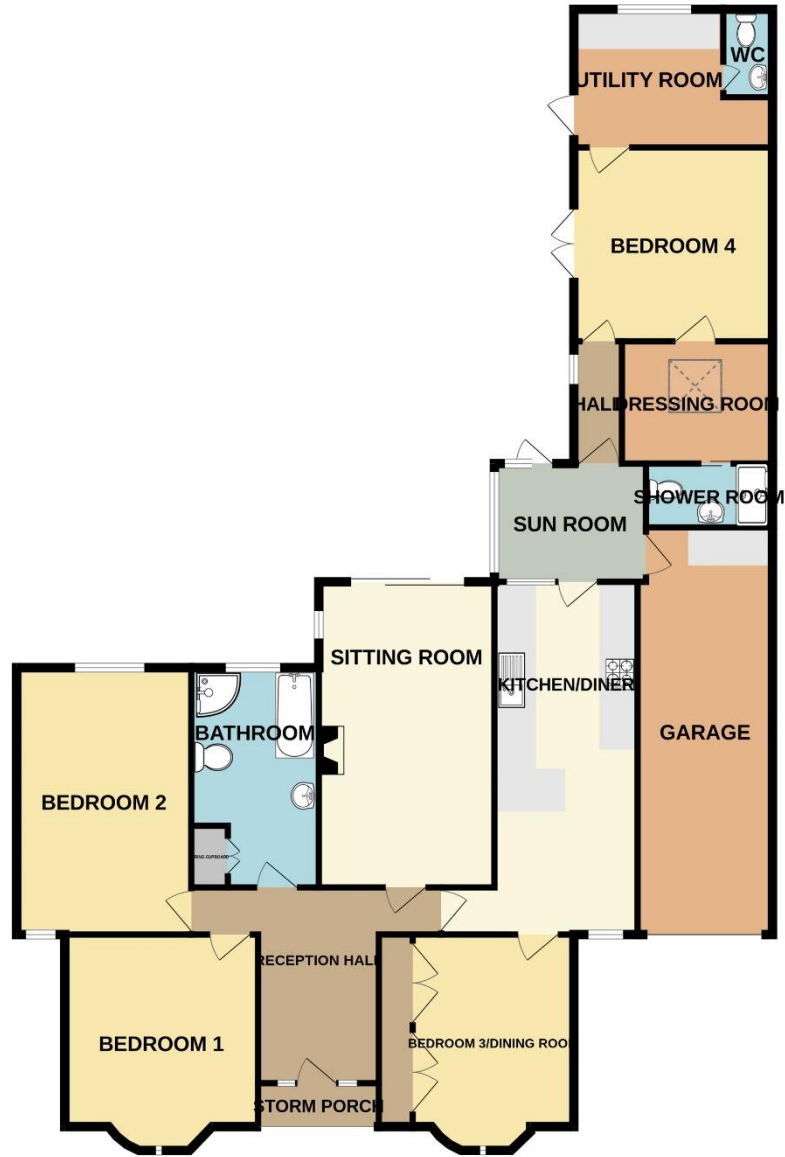


OUTSIDE

A wide tarmac driveway leads to the property and provides a useful easy turning area. There is parking here for many vehicles. Tandem Garage 24' 10" x 8' 5" (7.56m x 2.56m)

The front garden is beautifully maintained with a shaped area of lawn surrounded by well stocked shrub borders. At the end of the driveway there is a gravelled area to the side of the bungalow providing useful storage and leading, via a timber gate, to the rear garden. The rear garden is an absolute delight. A large well laid paved patio area extends to the full width of the bungalow with four steps leading onto a long sweeping lawn surrounded by either mature specimen trees, shrub borders, herbaceous plants and roses. The garden is either enclosed by timber fencing or mature hedges and at the very end of the garden there is a large timber built summerhouse. Cold water tap. Outside lighting.

GROUND FLOOR
1827 sq.ft. (169.7 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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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