



42 Desmond Rochford Way, Bishops Hull, Taunton TA1 5FF

£450,000

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Making home moves happen

A brilliantly-positioned detached five bedroomed Persimmon home, offering spacious accommodation in a tucked-away location in this popular development to the west of Taunton. The property sits at the end of a private drive in the cul-de-sac and therefore benefits from no passing traffic. Energy rating: B-84

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

The property is accessed via a double front driveway into the entrance hall, which then gives access to a good-sized sitting room and a large kitchen/dining room across the rear. There is also a utility room and a ground floor cloakroom. To the first floor are four good sized double bedrooms, the master with an en-suite, a fifth bedroom/study and a family bathroom. The first floor of the property is greatly enhanced by the space on offer due to the integral garage below. The integral garage is a single garage to the front of the property and could easily be converted into extra living space if required, as there is off road parking at the front. There is a two tier rear garden with a lovely decked area and a lawned area on the lower and a bespoke timber framed greenhouse with fenced borders and lawn. Most noteworthy is the property's position, facing towards an area of open green space, an ideal play area or dog walking area with no passing traffic. The property is approximately seven years old and still benefits from the remainder of the NHBC warranty. An internal viewing is highly recommended. Agent's note - there is an estate management fee payable of £284.06 per annum.

DETACHED FAMILY HOME
FIVE BEDROOMS
TWO RECEPTION ROOMS
EN-SUITE TO MASTER BEDROOM
TWO TIER REAR GARDEN WITH DECKED AND LAWN AREAS
INTEGRAL GARAGE
OFF ROAD PARKING
GAS CENTRAL HEATING
PLEASANT VIEW TOWARDS OPEN GREEN SPACE





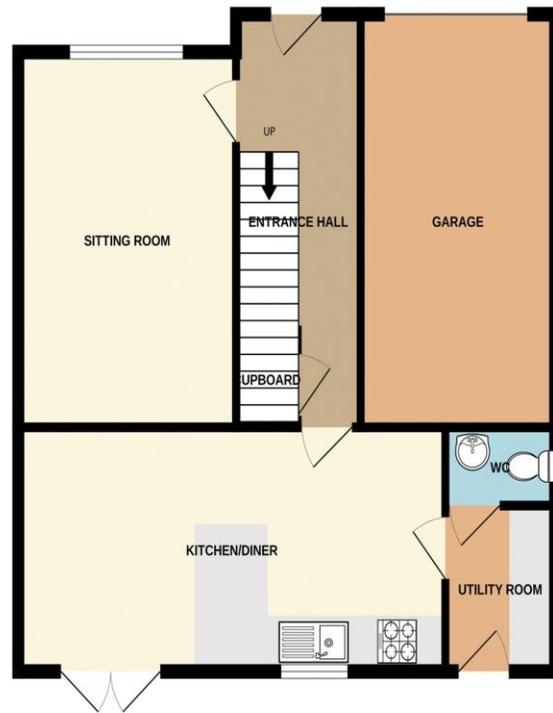
Entrance Hall	16' 8" x 6' 2" (5.08m x 1.88m)
Sitting Room	15' 1" x 10' 7" (4.59m x 3.22m)
Kitchen/Dining Room	21' 2" x 9' 11" (6.45m x 3.01m)
Utility Room	6' 8" x 5' 5" (2.04m x 1.66m)
Cloakroom	5' 5" x 3' 2" (1.66m x 0.96m)
First Floor Landing	
Bedroom 1	13' 4" x 10' 8" (4.06m x 3.25m)
En-suite Double shower cubicle.	8' 4" x 4' 8" (2.54m x 1.42m)
Bedroom 2	11' 7" x 10' 6" (3.53m x 3.20m)
Bedroom 3	11' 2" x 10' 7" (3.40m x 3.22m)
Bedroom 4	10' 2" x 9' 2" (3.10m x 2.79m)
Bedroom 5/Study	7' 1" x 6' 9" (2.16m x 2.06m)
Family Bathroom	9' 5" x 5' 5" (2.87m x 1.65m)

Outside

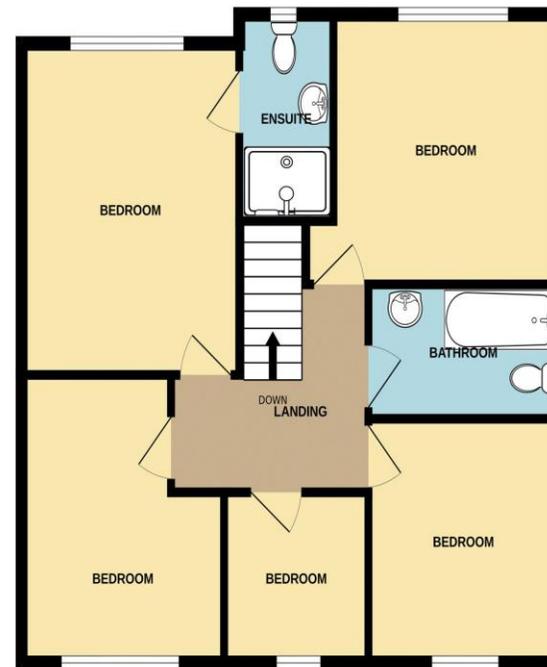
To the front of the property is off street parking for two cars. Two tiered rear garden with decked and lawn areas, greenhouse and enclosed by fencing.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 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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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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