



GIBBINS RICHARDS   
Making home moves happen

Apple Tree House, 5a Haines Hill, Taunton TA1 4HN

£475,000

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Apple Tree House is a most beautifully located attached 1950's home, which occupies a good size plot in a prestigious residential sector of Taunton. The good sized three/four bedroom family home is further augmented by a beautiful enclosed private garden to the front and side with the addition of five single garages and an outside office/studio completes this amazing and flexible opportunity for those seeking individuality in a commanding postcode. Viewing is strongly advised.

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

The accommodation includes; entrance porch, inner hallway which accesses the majority of the ground floor accommodation, which includes a sitting/dining room and a modern fitted kitchen. Off of the porchway there is access to a ground floor study/bedroom four and a utility room with a WC off. To the first floor there are two good sized double bedrooms, one with built-in wardrobes and a smaller third bedroom, as well as a family bathroom. The property has modern fittings throughout and has had some replacement double glazing during the last 3 years. Most noteworthy with the house is a terrace of five single garages, all with metal up and over doors, which forms a part of the purchase price. These garages are currently used by the current owners as storage and parking, but have a multitude of uses and potential by way of sub letting or conversion perhaps to studio, hobby or workshop space. The property sits at the end of a private driveway, which just accesses one other home, which abutts the rear of 5A Haines Hill. All in all, the house is a superbly private and remarkably sunny home which we thoroughly recommend viewing at the earliest opportunity.

ATTACHED 1950'S HOME  
TUCKED AWAY IN PRESTIGIOUS LOCATION  
TWO RECEPTION ROOMS  
THREE BEDROOMS  
EXTENSION TO FORM STUDY/FOURTH BEDROOM WITH UTILITY AND WC  
FIVE GARAGES PLUS FURTHER CONVERTED SINGLE GARAGE (INTO STUDIO/OFFICE ROOM)  
BEAUTIFULLY ENCLOSED SOUTH FACING GARDENS  
GAS CENTRAL HEATING AND DOUBLE GLAZING  
WITHIN CASTLE SECONDARY SCHOOL CATCHMENT  
WALKING DISTANCE TO VIVARY PARK

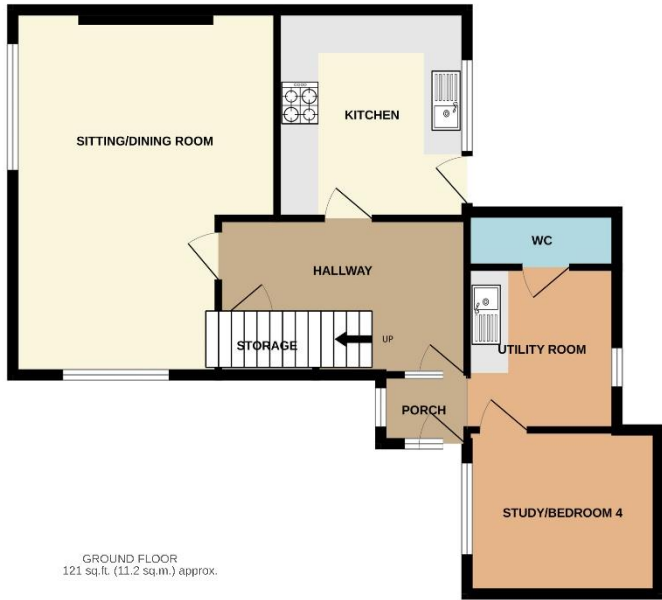




Entrance Porch	
Utility Room	8' 9" x 7' 9" (2.66m x 2.36m)
Cloakroom	
Inner Hall	Stairs to first floor.
Sitting/Dining Room	19' 5" x 13' 11" (5.91m x 4.24m) max
Study/Bedroom 4	10' 0" x 8' 7" (3.05m x 2.61m)
Kitchen	10' 0" x 9' 9" (3.05m x 2.97m)
Lean-to	With door to outside.
First Floor Landing	Access to loft space.
Bedroom 1	12' 0" x 10' 10" (3.65m x 3.30m) Wall to wall fitted wardrobes.
Bedroom 2	12' 0" x 10' 10" (3.65m x 3.30m)
Bedroom 3	8' 0" x 6' 5" (2.44m x 1.95m)
Bathroom	8' 8" x 8' 0" (2.64m x 2.44m)
Outside	Office/studio 16' 6" x 7' 11" (5.03m x 2.41m) Bank of five single garages. The property sits at the end of a private driveway and has beautiful enclosed private gardens to the front and side.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



GROUND FLOOR  
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

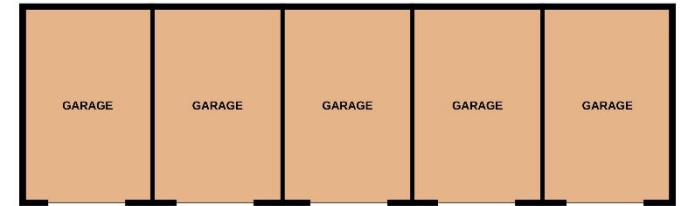
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1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.  
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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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