



**9 Orchard Green**

Taunton, Somerset, TA2 7BE

**James  
Gray**

ESTATE AGENTS



An extended and particularly spacious detached bungalow enjoying a cul de sac setting on the northern fringes of Taunton and close to good local amenities

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### Key features

- Entrance hall
- Sitting room
- Dining room/family room
- Kitchen and Conservatory
- Principal bedroom with en suite shower room
- Further ground floor double bedroom and family bath/shower room
- First floor double bedroom/hobbies room
- Good sized gardens with numerous outbuildings
- Large driveway with ample parking and tandem double garage
- Attractive cul de sac location close to local shops and bus route

### Services

All mains services connected. Gas central heating

### EPC rating

Band C (71)

### Council tax

Band D









## Orchard Green, Taunton, TA2

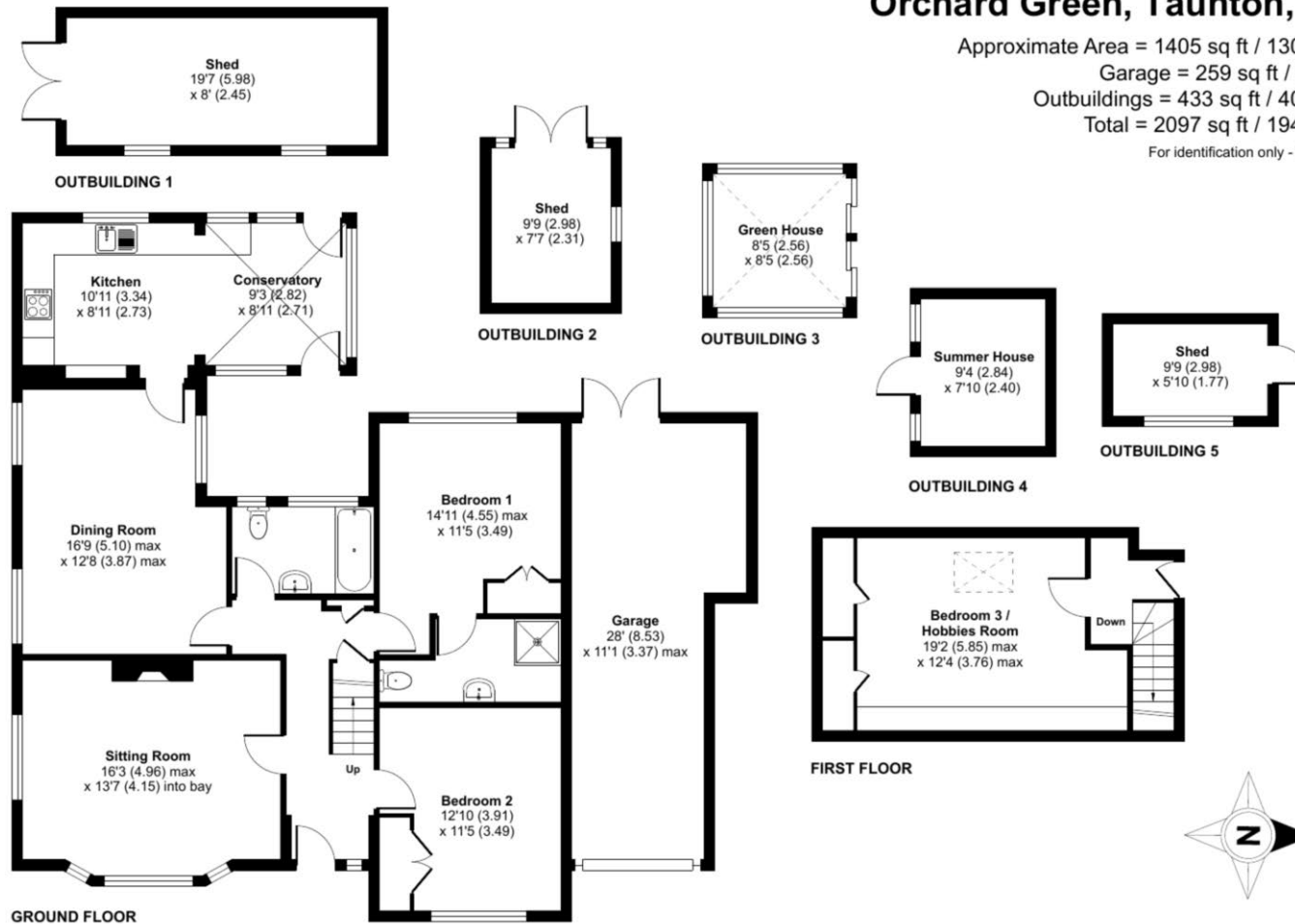
Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 259 sq ft / 24 sq m

Outbuildings = 433 sq ft / 40.2 sq m

Total = 2097 sq ft / 194.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for James Gray. REF: 1240493

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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