



Brackens

12a Trendle Lane, Bicknoller, Taunton, Somerset, TA4 4EG

James
Gray

ESTATE AGENTS

A well presented detached chalet bungalow, attractively situated at the foot of the Quantock Hills and enjoying stunning south-westerly rural views and close to the centre of this sought after village

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Key features

- Entrance porch, spacious entrance hall and guest cloakroom
- Sitting room with open fireplace and bay window with stunning views
- Double aspect dining room with views towards the Quantock Hills
- Large kitchen/breakfast room with Aga and pantry. Utility/boot room
- Ground floor bedroom and bathroom
- 2 first floor double bedrooms and further bathroom
- Oil-fired central heating and double glazing
- Large rear garden with paved terrace and lovely south-westerly aspect
- Sought after Quantock Hills village
- No onward chain

Services

Mains electricity, water and drainage. Oil fired central heating

EPC

Band E (49)

Council Tax

Band F





The property

Built in the 1970s, Brackens has been designed to take full advantage of its wonderful setting with the main living rooms enjoying stunning views over the surrounding countryside. The rear garden enjoys a wonderful south-westerly aspect, whilst the front of the property looks towards the Quantock Hills. The property has mellow brick elevations under a tiled roof and the property is offered in good decorative order. It is double glazed and has oil-fired central heating.

The accommodation

A spacious reception hall gives access to the main reception rooms and the well fitted oak kitchen/breakfast room with AGA and dining area with a walk-in pantry. A door leads into the useful utility/boot room. There is an adjoining dining room and a particularly spacious and light sitting room with bay window enjoying stunning far-reaching rural views. There is a ground floor bedroom, which has a range of fitted wardrobes and an adjoining bathroom and guest cloakroom. A staircase leads from the hall to the first floor, where there are two good size double bedrooms, both enjoying lovely views and a further bathroom serving both these bedrooms.





Outside

A large gated driveway provides ample parking and gives access to the attached double garage. The rear garden is laid mainly to lawn with flower and shrub borders and a large paved terrace, ideal for al fresco dining and affording superb views over the surrounding countryside.

Situation

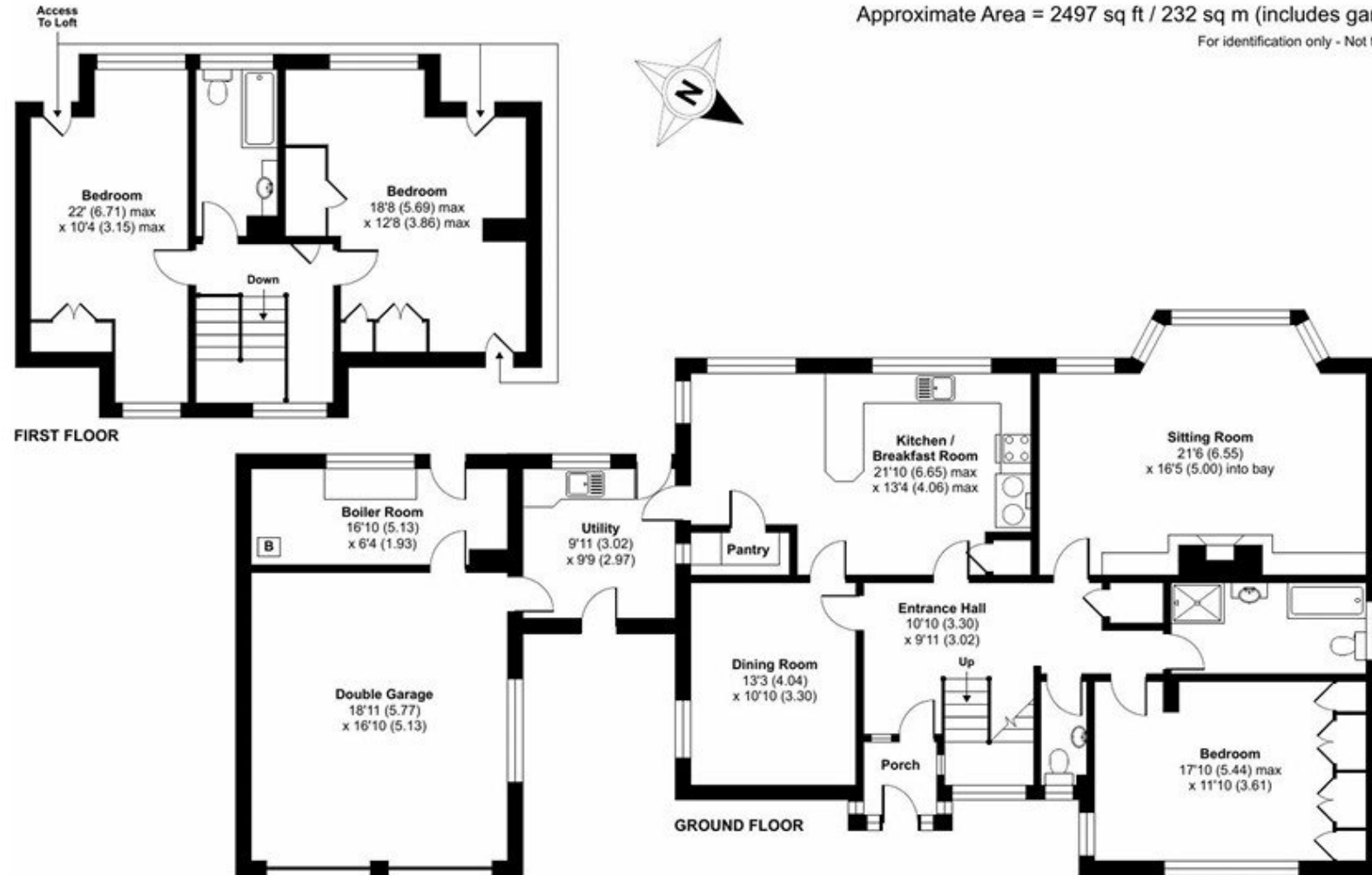
The sought after village of Bicknoller is a thriving community with a number of clubs and organisations together with a fine parish church, public house and community run shop. The town of Williton is approximately 3 miles distance and provides amenities for everyday needs. Taunton lies some 13 miles away providing an extensive range of facilities befitting those of a County Town and regional centre, as well as access to the M5 motorway (junction 25) and mainline inter-city rail connections. The area affords an exceptional range of scholastic facilities with good local authority primary and secondary schooling available at Williton and with noted public schools available at Taunton and Wellington.



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Approximate Area = 2497 sq ft / 232 sq m (includes garage)

For identification only - Not to scale



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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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