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ESTATE AGENTS



6 Manor Orchard, Taunton, TA1 4PR

£375,000

A fantastic detached bungalow in a cul-de-sac position within the favoured Parkfield area of Taunton and with immediate access to Musgrove Park Hospital. Number 6 Manor Orchard is an extended two/ three bedroom bungalow with a spacious and private rear garden with scope to extend (subject to the necessary planning consents). In brief the accommodation comprises entrance hall, hallway, living Room, Kitchen/ breakfast room, two bedrooms, dining room, bathroom and separate W.C. The property benefits from parking on own brick paved driveway to the front leading to a single garage. The bungalow has been very well looked after throughout and is located in the most convenient of positions. Available with the advantage of NO ONWARD CHAIN.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via double glazed door with obscure panes leading to:

ENTRANCE HALL

Cupboard housing meters. Door to the living room and bedroom two. Doors to:

HALLWAY

Obscure double glazed window to side aspect. Built in cupboard, radiator. Loft hatch with pull down ladder. Doors to the kitchen, bedroom one, bedroom three/ dining room, bathroom and WC.

LIVING ROOM 15'3 (into bay) x 14'11 (4.65m (into bay) x 4.55m)

Double glazed window to front aspect. Feature fireplace with gas fire inset. Radiator, coving.

KITCHEN/ BREAKFAST ROOM 15'3 x 11'7 (4.65m x 3.53m)

Double glazed window to rear aspect. Fitted with a matching range of Beech effect wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Tiled splashbacks. Space for freestanding cooker, space for fridge, space and plumbing for washing machine and space for a dishwasher. Wall mounted boiler, airing cupboard housing water tank. Radiator. Side aspect door with obscure panes to the lobby.

DINING ROOM/ THIRD BEDROOM 11'3 x 9'7 (3.43m x 2.92m)

Double glazed window to rear aspect. Radiator.

BEDROOM ONE 11'9 x 11'7 (3.58m x 3.53m)

Double glazed window to side aspect. Built in wardrobes with cupboards above. Radiator, coving.

BEDROOM TWO 12'3 x 10'11 (3.73m x 3.33m)

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a white two piece suite comprising panelled bath with shower over and pedestal wash hand basin. Partially tiled walls, radiator.

WC

Obscure double glazed window to rear aspect. Fitted with a WC.

EXTERIOR

PARKING

On own drive for one vehicle.

GARAGE

Up and over door to front. Power and light connected. Personnel door to the garden.

FRONT GARDEN

Dwarf wall to front boundary. Mainly laid to lawn with shingle and flower borders. Timber gate to garden.

REAR GARDEN

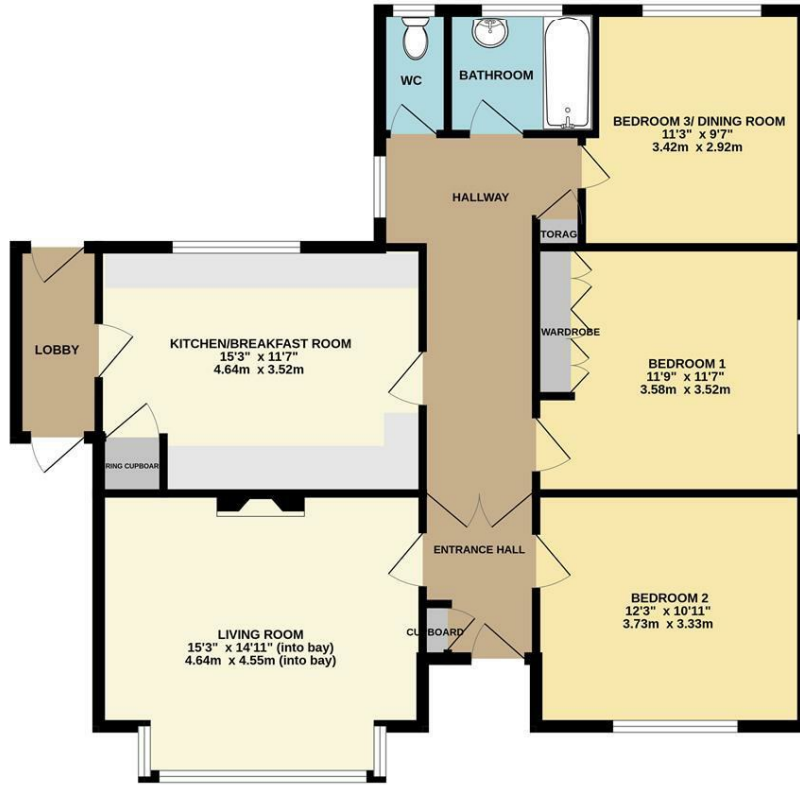
Fully enclosed. Mainly laid to lawn with patio to rear of garden. Shrub borders. Timber shed on hardstanding to remain.

SERVICES

Mains gas, electricity, water and drainage.

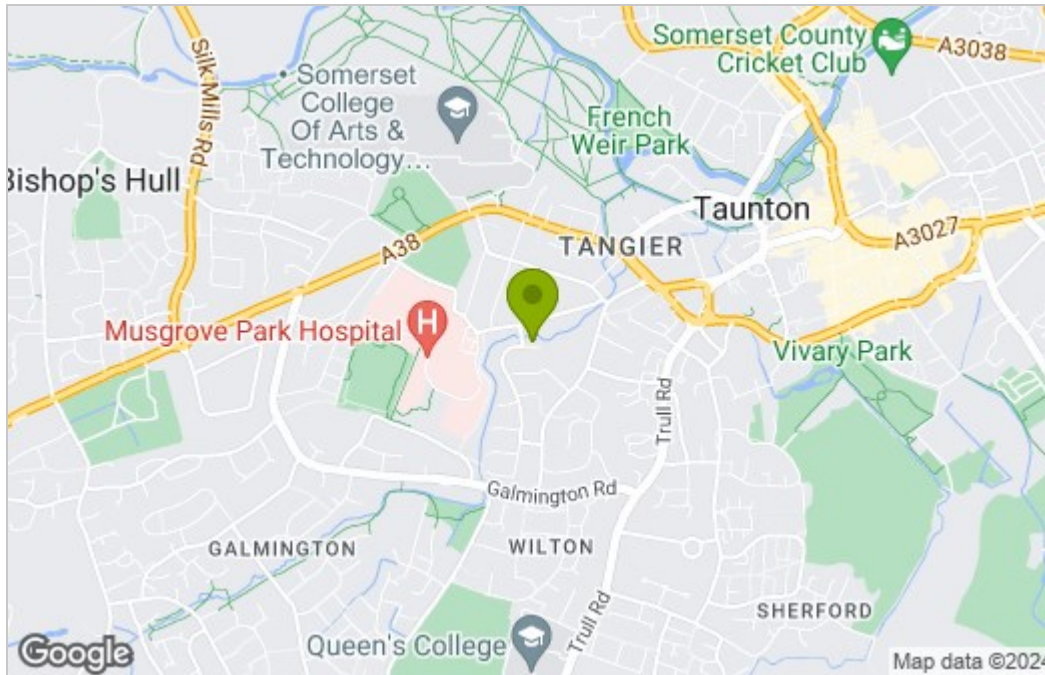
Floor Plan

GROUND FLOOR

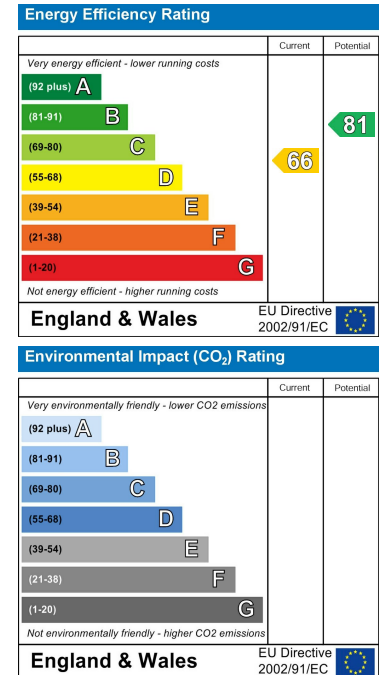


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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