

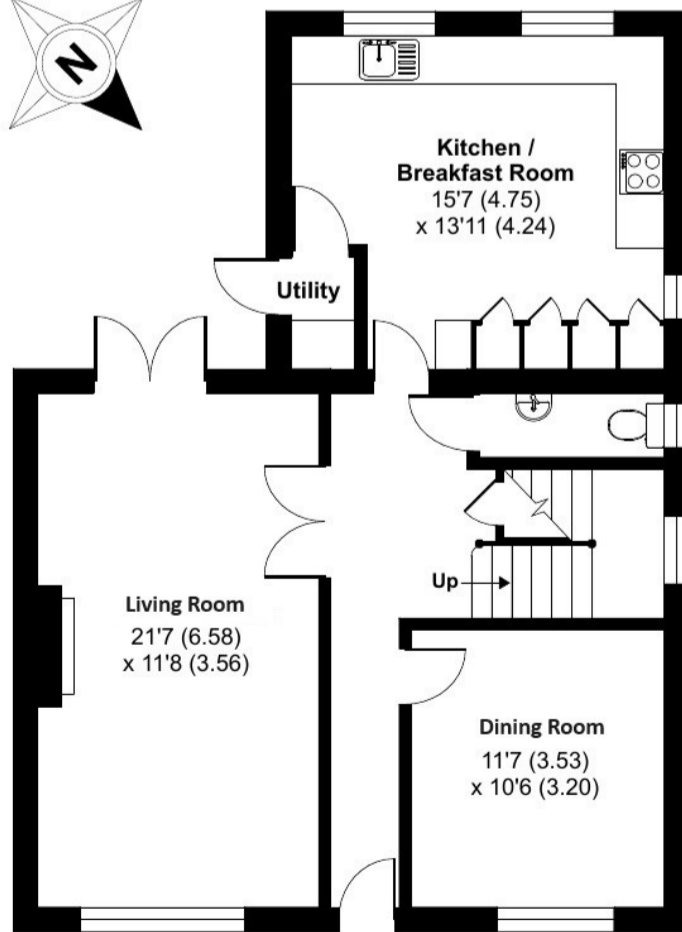
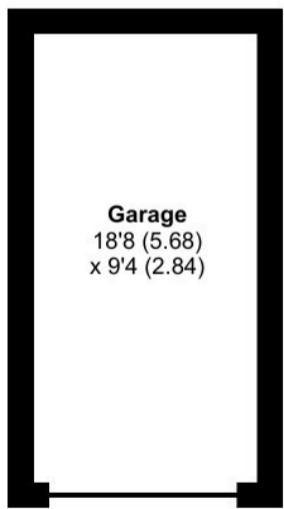


**Hérons Ghyll**  
 East Lyng, TA3 5AU  
 £550,000 Freehold

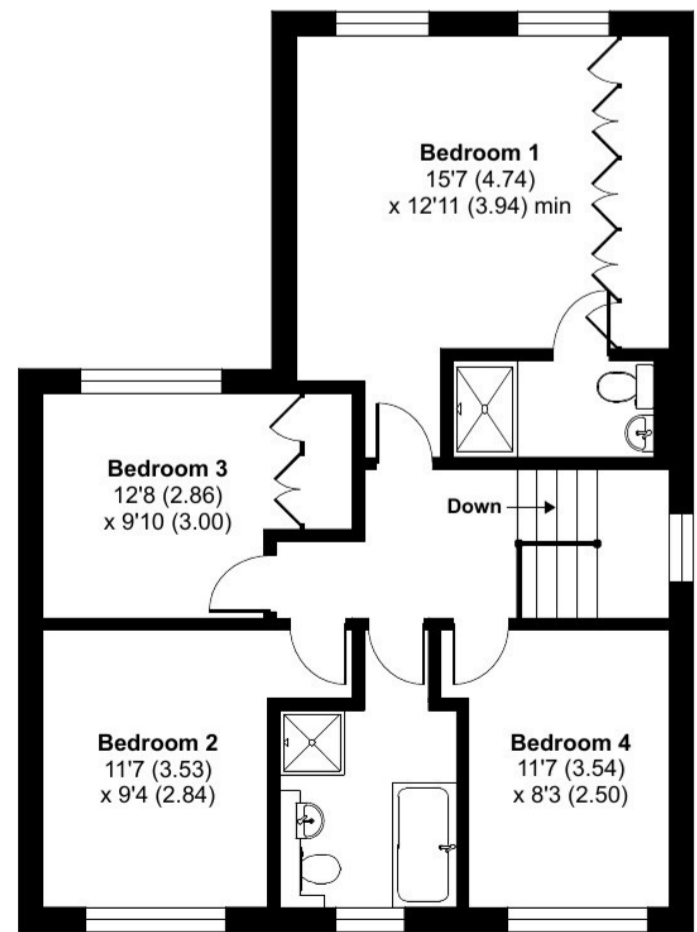
			<b>D</b>
<b>4</b>	<b>2</b>	<b>2</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

**Floor Plan**



**GROUND FLOOR**



**FIRST FLOOR**



## Description:

Situated within the popular village of East Lyng is this beautifully presented, four bedroom, detached family home. The property, which was constructed to a very high standard in 1999, is warmed via an oil fired central heating system and is fully double glazed throughout.

There are far reaching views towards the beautiful Somerset Levels, plus a good size and well maintained rear garden.

The property offers potential (subject to building regulations) for a fifth bedroom in the attic. There is easy access from the property to both Junction 24 & 25 of the M5 motorway as well as Taunton railway station.

A short distance from the property are the highly rated North Curry and Stoke St Gregory Primary Schools with a school bus service available. There is also a choice of secondary schools.

- Detached House
- Four Bedrooms
- Fantastic Rear Garden And Far Reaching Views
- Oil Fired Central Heating
- Double Glazed Throughout
- Single Garage And Ample Off-Road Parking



The accommodation comprises; double glazed front door leading into an entrance hallway with stairs rising to the first floor via a double landing, a good size understairs storage cupboard and doors to all ground floor rooms. The ground floor cloakroom comprises; low level wc, wash hand basin, double glazed window and a tiled floor. The living room is a good size double aspect room with windows overlooking the front and French doors opening onto the rear garden. There is also an electric fire with hearth and fire surround. The dining room is found to the front of the property with a double glazed sash window. The kitchen is fitted with a selection of matching wall and base storage units, roll edge work surfaces, 1 & 1/2 bowl stainless steel sink with hot and cold mixer tap, integrated dishwasher, integrated fridge, integrated freezer, integrated double electric oven with four ring gas hob and extractor fan above.

Off the kitchen there is a utility area with space and plumbing for a washing machine, tumble drier and access into the rear garden. On the first floor there are four bedrooms, bedroom one with an ensuite shower room and built in wardrobes and bedroom three with built in wardrobes. The family bathroom comprises; low level wc, wash hand basin, paneled bath and separate shower cubicle. Externally, the large rear garden is well established and is predominantly laid to lawn with a selection of flower and shrub borders. There is a selection of fruit trees including apple, pear, cherry and plum. Additionally, there is an outside tap, outside light and useful side access. Alongside the property is a single garage with power and lighting. There is a driveway which provides off-road parking for up to five cars.

WM&T



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty subject with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, oil fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/modern.flattered.comedians](http://w3w.co/modern.flattered.comedians)

**Broadband Availability:** Standard with up to 3 Mbps download speed and 0.4 Mbps upload speed. Data signal available.

**Mobile Phone Coverage:** Indoor—voice likely with O2; limited data with EE, Three, O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

**Council Tax Band:** E

**Agents Note:** We understand the drainage for this property is by a Sewerage Treatment Plant that was installed in 2023.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T