

for sale

£475,000



Westhaven Honiton Road Churchinford Taunton TA3 7QZ

NO ONWARD CHAIN! A charming **DETACHED BUNGALOW** occupying an enviable **GENEROUS PLOT** in the popular village of Churchinford. Features include **TWO DOUBLE BEDROOMS**, a wraparound garden, **GARAGE** and gated driveway. Early viewing advised!



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Front Door

Leading into...

Entrance Hall

Loft hatch and wall-mounted radiator. Doors to the Lounge, Kitchen, Bathroom and both bedrooms.

Lounge

23' 1" x 16' 1" (7.04m x 4.90m)

A very generous reception room with dual aspect windows to the front and side. Two wall-mounted radiators and a television point. Door to the Kitchen and double doors to the Conservatory.

Conservatory

Wall-mounted radiator and triple aspect windows to the front, rear and side. Double doors to the garden.

Kitchen

17' 5" max x 12' 10" max (5.31m max x 3.91m max)

L-shaped room. A well-equipped kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven and microwave. Recesses for an automatic dishwasher and washing machine. Additional features include tiled splashbacks, a wall-mounted radiator, window to rear aspect and a single door to the garden.

Bedroom 1

15' 2" x 9' 1" (4.62m x 2.77m)



A generous double bedroom with lots of fitted storage, television point and wall-mounted radiator. Window to rear aspect.

Bedroom 2

12' 1" x 9' 10" (3.68m x 3.00m)

Wall-mounted radiator and window to front aspect.

Bathroom

Suite comprising bath with mixer taps, shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to front aspect.

Outside

The property boasts a wonderful, wraparound garden and sits on a very generous plot. The garden is primarily laid to lawn and features a shed, greenhouse and some mature shrubs/bushes.

Garage

A single garage with power, window to side aspect and an up and over door to front.

Parking

A private gated driveway in front of the garage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

Leaving Taunton on Trull Road, head through the villages of Trull, Staplehay and Blagdon. The road becomes Taunton Road and enters the village of Churchinford where it then becomes Honiton Road. The property will be located on the right hand side shortly after passing The York Inn.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311603 - 0003

Tenure: Freehold

EPC Rating: D

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