



Not for marketing purposes INTERNAL USE ONLY

Comeytrove Rise
Taunton



Property Description

Connells are delighted to offer to the market, with the added benefit of NO ONWARD CHAIN, this lovely detached bungalow in the highly sought-after area of Comeytrove. Located on the west side of Taunton the property benefits from great access to Musgrove Park Hospital and also sits within Castle School Catchment. The property itself would benefit from updating in some areas but offers spacious and neutrally decorated accommodation throughout. The accommodation in brief comprises entrance hall, WC, lounge, kitchen/breakfast room, refitted bathroom and three bedrooms. To the rear is a south-west facing garden laid to lawn and decking enjoying elevated views. The property also boasts a garage and driveway parking to the front. View now!

Front Door

Leading into...

Entrance Hall

A generous entrance to the property with multiple built-in storage cupboards and a wall-mounted radiator. Doors to the Lounge, Kitchen, Bathroom, WC and all three bedrooms.

Lounge

16' 9" x 11' 9" (5.11m x 3.58m)

The large Lounge features an electric fireplace, television point and door to the garden. Window to rear aspect.

Kitchen / Breakfast Room

11' 9" x 11' (3.58m x 3.35m)

A neutral white kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and electric hob. Wall-mounted gas boiler housed within a built-in cupboard. Built-in electric oven and recess for an automatic washing machine. Window to rear aspect and side door leading to the rear garden.

W C

Combined WC and wash hand basin.

Bedroom 1

14' 1" x 10' 10" (4.29m x 3.30m)

A large principle bedroom with a wall-mounted radiator and window to front aspect.

Bedroom 2

10' 7" x 9' 2" (3.23m x 2.79m)

Wall-mounted radiator and window to front aspect.

Bedroom 3

10' 9" x 8' 4" (3.28m x 2.54m)

Wall-mounted radiator and window to side aspect.

Bathroom

A refitted white suite comprising bath with mixer tap and shower attachment over, low

level WC and wash hand basin with cabinet storage. Window to side aspect.

Front Garden

Primarily laid to lawn with some mature bushes.

Rear Garden

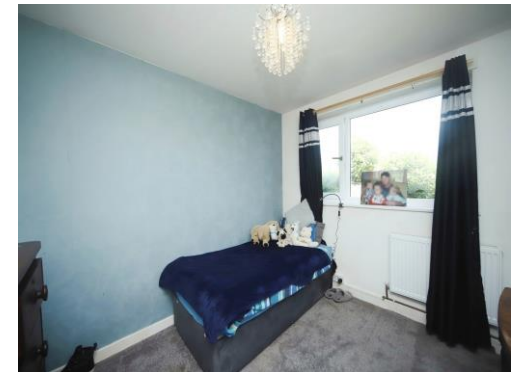
A generous rear garden enjoying elevated, south-westerly views. Primarily laid to lawn with a large decking area and pergola. The garden features a range of mature trees, shrubs and bushes throughout the borders and flowerbeds. Additionally the garden features an external tap, side gate and access into a cupboard which is integrated into the property.

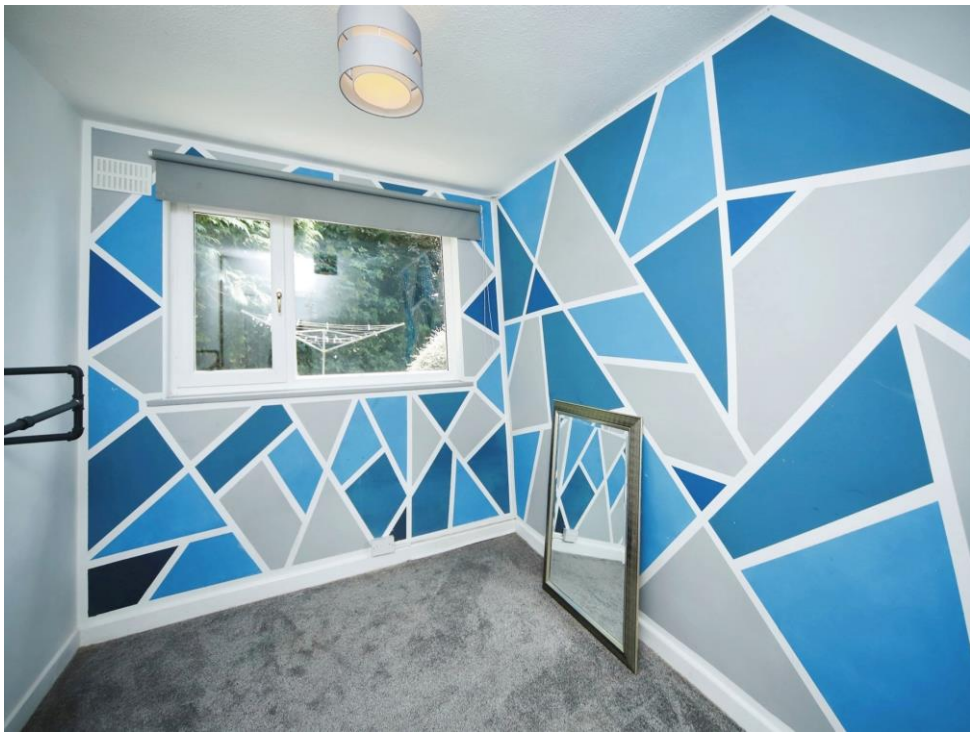
Garage

A single, attached garage with power, lighting and electric rising garage door to front.

Parking

Driveway parking for 2-3 cars 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

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
TAUNTON TA1 3PR

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directions to this property:

From the centre of Taunton head south along Trull Road and turn right at the painted roundabout onto Galmington Road. After passing the One Stop shop take the second left turning into Deane Drive. At the end of the road turn left into Comeytrowe Lane. Take the third left hand turning into Comeytrowe Rise where the property will be found on the right hand side.

EPC Rating: C

Tenure: Freehold



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