

for sale

£385,000



## Hopkins Field Creech St. Michael Taunton TA3 5FE

A beautifully appointed DAVID WILSON semi-detached three-storey family home with light, spacious and neutrally appointed decoration throughout. **STANDING PROUDLY** in the sought after village of Creech St Michael, this fabulous **CONTEMPORARY** home comes wholeheartedly recommended by the estate agent.



# Hopkins Field Creech St. Michael Taunton TA3 5FE

## Front Door

Leading to...

## Entrance Hall

Radiator. Stairs rise to the first floor. Recessed cupboard with plumbing for an automatic washing machine.

## Cloakroom

Suite comprising low level WC and pedestal wash hand basin with mixer tap and splashback tiles. Radiator. Obscure double glazed window to side.

## Lounge

14' 8" x 10' 9" ( 4.47m x 3.28m )

Double glazed bay window to front. Radiators.

## Kitchen / Diner

16' 6" x 15' 10" max ( 5.03m x 4.83m max )

Double glazed bay window area to rear with double doors opening to outside. Radiator. The kitchen area is equipped with a comprehensive range of wall and base-mounted units with an 'L' shaped work surface. Integrated appliances include electric oven and grill with separate gas hob and cooker-hood over. Other integrated appliances include fridge/freezer and dishwasher. Inset lighting. Freestanding breakfast island. The wall-mounted boiler is neatly housed within one of the wall units.

## First Floor Landing





## Bedroom Two

12' 9" plus wardrobe x 11' max ( 3.89m plus wardrobe x 3.35m max )

Double glazed window to front. Radiator.

## En Suite Shower Room

Suite comprising low level WC, pedestal wash hand basin with vanity cupboard and mixer tap. Heated towel rail. Corner shower cubicle with integral shower. Partial tiling. Extractor fan.

## Bedroom Three

12' max x 9' into wardrobes ( 3.66m max x 2.74m into wardrobes )

Double built-in wardrobe. Double glazed window to rear. Radiator.

## Bedroom Four

8' 9" max x 7' 3" max ( 2.67m max x 2.21m max )

Double glazed window to rear. Radiator.

## Family Bathroom

Obscure double glazed window to front. Low level WC. Pedestal wash hand basin. Bath. Partial tiling. Extractor fan.

## Seond Floor Landing

Built-in cupboard.

## Main Bedroom

18' 6" max x 11' 4" max into wardrobes ( 5.64m max x 3.45m max into wardrobes )

'His & Her' built-in wardrobes. Radiator.

## En Suite Shower Room

Suite comprising low level W.C, Pedestal wash hand basin with

mixer tap and vanity cupboard. Shower cubicle with integral shower. Double glazed 'velux' style window to rear. Partial tiling.

## Rear Garden

An enclosed, partially walled garden with gated pedestrian access. The garden is primarily laid to patio and faux grass.

## Garage

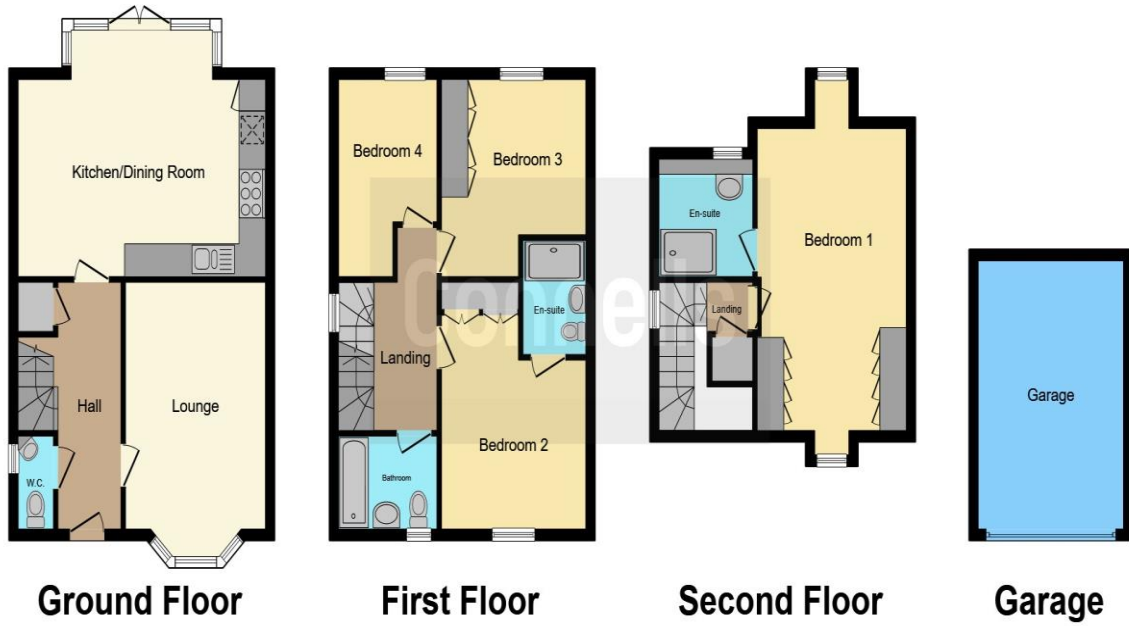
19' 6" x 9' 11" ( 5.94m x 3.02m )

A pitched-roof garage located alongside the property with up-and-over door, power, light and electric car charging point.

## Parking

A tandem hardstanding driveway in front of the garage providing parking for two cars.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312117 - 0007

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/TTN312117](http://connells.co.uk/Property/TTN312117)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)