

for sale

offers in excess of **£500,000**



## Peile Drive Taunton TA2 7SZ

An executive-style mock-tudor DETACHED FAMILY home benefiting from four double bedrooms, two large reception rooms, study, and a superb conservatory. This LOVELY HOME also benefits from beautifully presented accommodation throughout and a wonderfully landscaped SOUTHERLY FACING rear garden.



# Peile Drive Taunton TA2 7SZ

## Front Door

Leading to...

## Entrance Hall

Radiator. Stairs rise to the first floor.

## Cloak Room

Suite comprising low level W.C, pedestal wash hand basin. Radiator. Partial tiling. Obscure double glazed window to side.

## Lounge

15' 1" x 14' 6" ( 4.60m x 4.42m )  
Double glazed sliding doors through to the conservatory.

Radiator. Feature fireplace. Double doors through to the...

## Dining Room

15' 2" x 8' 9" ( 4.62m x 2.67m )  
Double glazed windows to rear. Radiator.

## Study

9' 4" x 7' 1" ( 2.84m x 2.16m )  
Double glazed window to front. Radiator.

## Kitchen / Breakfast Room

14' 6" x 11' 5" plus cupboard ( 4.42m x 3.48m plus cupboard )  
Double glazed windows to side. Radiator. Recessed understairs cupboard. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a one and a half bowl sink and drainer with mixer tap. Integrated electric



oven and grill with gas hob and cooker hood over. further integrated appliances include fridge/freezer and dishwasher. Various downlighters. Partial tiling.

### Utility

8' 5" x 4' 11" ( 2.57m x 1.50m )

Continuing in the style of the kitchen, the utility is equipped with wall and base-mounted units with rolltop work surface, including a sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine. Wall-mounted boiler. Partial tiling. Radiator. Obscure double glazed door to side. Attic access. A further doorway provides access into the garage.

### Conservatory

11' 4" x 11' 2" ( 3.45m x 3.40m )

A superb addition to the property, this pitched-roof, double glazed construction with brick base provides ambient views of the garden. Tiled flooring.

### First Floor Landing

Attic hatch. Overstairs airing cupboard.

### Main Bedroom

12' 10" into bay x 12' into wardrobe ( 3.91m into bay x 3.66m into wardrobe )

Double glazed bay window to front. Radiator. A comprehensive range of built-in cupboards and wardrobes with vanity seating area.

### En Suite Shower Room

Suite comprising low level W.C, pedestal wash hand basin and shower cubicle with integral shower. Obscure double glazed window to front. Radiator. Partial tiling. Shaver point. Extractor fan.

### Bedroom Two

11' 9" into wardrobe x 11' 6" max ( 3.58m into wardrobe x 3.51m

max )

Double glazed window to front. Radiator. Double built-in wardrobes.

### Bedroom Three

12' x 9' ( 3.66m x 2.74m )

Double glazed window to front. Radiator.

### Bedroom Four

10' 7" max x 9' ( 3.23m max x 2.74m )

Double glazed window to rear. Radiator.

### Family Bathroom

Suite comprising low level W.C, pedestal wash hand basin. bath with shower panel, mixer tap and shower attachment over. Obscure double glazed window to rear. Radiator. Partial tiling. Shaver point. Extractor fan.

### Rear Garden

A real feature of this property is the beautifully landscaped nature of this enclosed southerly facing garden. Laid initially to patio and further laid to areas of lawn and stone chippings. The plant borders are well stocked with a variety of shrubs, flowers, bushes, and small trees. In addition, the garden is enhanced by gated side pedestrian access.

### Double Garage

17' x 16' 11" ( 5.18m x 5.16m )

Up-and-over door. Under Eaves Storage. Power and light.

### Parking

A lavish tarmacadam driveway to the front of the property for two cars.

### Agents Note





**Ground Floor**

**First Floor**

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)

### directions to this property:

Leaving the Town Centre from the North, head along Station Road and continue past Taunton Station. The road becomes Kingston Road and at the traffic lights take the left-hand lane to continue straight on the same. Continue along Kingston Road and then turn left into Peile Drive.

To view this property please contact Connells on

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Property Ref: TTN312199 - 0014

**Tenure:** Freehold

**EPC Rating:** B

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