

for sale

offers in excess of **£375,000**



Gravelands Lane Henlade Taunton TA3 5DL

Well proportioned and spacious bungalow with sunny WEST FACING GARDEN, having two double bedrooms, two reception rooms and a large Entrance Hall with study space. There is also a nice main Bathroom and large en suite Wet Room.



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Front Door

Leading to...

Entrance Hall

Electric Radiator. Doors through to the garden/garage.

Lounge

8' 10" x 17' 6" (2.69m x 5.33m)

Double glazed window front. Electric fireplace.

Dining Room

9' 3" x 14' (2.82m x 4.27m)

Double glazed window to front. Wood-burner.

Kitchen

8' 6" x 12' 10" (2.59m x 3.91m)

Double glazed window to rear. The kitchen itself is equipped with a range of wall and base-mounted units with work surfaces over, including sink and drainer, integrated fridge and dishwasher, electric hob, and mid-height oven and grill.

Utility Room

Double glazed window to side. Sink and drainer, plumbing for washing machine. Airing cupboard.

Bedroom One

9' 1" x 15' 7" (2.77m x 4.75m)

Double glazed window to rear. Walk-in wardrobe.



Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to rear. Electric wall-mounted radiator.

Bathroom

Two double glazed windows to rear. Suite comprising low-level W.C, wash hand basin, shower and bath with shower attachment.

Loft

Light and ladder access.

Rear Garden

The garden comes equipped with three brick-built sheds, a workshop and sun shed all with power. A private and well proportioned garden.

Garage

Power and light.

Agents Note

This property is part standard construction & part non-standard. Owned by a builder, the non-standard part of the property has had around 5 inches of insulated added and has been rendered on the outside.





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

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Property Ref: TTN312866 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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