

for sale

£450,000



Rectory Close Staplegrove Taunton TA2 6EW

NO ONWARD CHAIN Connells is delighted to present this **SPACIOUS** detached bungalow, including **THREE DOUBLE** bedrooms & ideally located in the sought-after area of **STAPLEGROVE VILLAGE**. Tucked away in a quiet **CUL-DE-SAC**. Offers easy access to a variety of **LOCAL AMENITIES**. Viewing is highly recommended.



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Front Door

Leading to...

Porch

The front door opens into a practical porch, perfectly suited for storing coats, shoes and outdoor essentials. From here, a door leads into..

Entrance Hall

A welcoming and spacious entrance hall featuring a wall-mounted radiator and a built-in airing cupboard, with doors leading to...

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

This bright and generously proportioned lounge offers a welcoming and versatile living space, ideal for relaxing or entertaining. A large double-glazed front window allows natural light to flood the room, enhancing its spacious feel and providing pleasant views of the front garden. The room features an electric fireplace with a decorative surround, creating an attractive focal point, and is complemented by two radiators for additional comfort. Finished with laminate flooring throughout.

Kitchen / Dining Room

14' 6" x 11' (4.42m x 3.35m)

A spacious and functional kitchen offering a range of wall and base units with ample work surface space and tiled splashbacks. The room includes space for appliances and features a freestanding cooker with an extractor hood above. A large window to the rear aspect provides pleasant views of the garden



and allows plenty of natural light into the room. There is also space for a dining table, creating a sociable and practical area for everyday living. The kitchen further benefits from a radiator, integrated storage space and a door providing access to the conservatory and rear garden

Conservatory

5' 7" x 7' 5" (1.70m x 2.26m)

The conservatory features windows to all sides, allowing an abundance of natural light to fill the space and providing pleasant views of the garden. A sliding door offers direct access to the rear garden, creating a seamless indoor-outdoor connection. Finished with tiled flooring, this is a lovely area to sit, relax, and enjoy the peaceful surroundings.

Bedroom One

11' 5" x 11' 9" (3.48m x 3.58m)

A well-proportioned double bedroom featuring a large double-glazed front facing window. The space includes a radiator for added comfort and benefits from integrated storage surrounding the bed area, providing excellent practicality and efficient use of space.

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Another good-sized double bedroom neutrally decorated and featuring a double-glazed side window allowing natural light to enter the room. The space also includes a radiator, providing warmth and comfort throughout.

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

A comfortable double bedroom featuring a double-glazed window overlooking the rear garden, providing a pleasant outlook and plenty of natural light. The room includes a radiator for added comfort and features a fitted sink cabinet with a basin on top, accompanied by a dressing table with a cabinet for added practicality.

Shower Room

The shower room features a thermostatic shower, freestanding wash basin and WC, and a wall-mounted radiator. A good-sized frosted window provides natural light while maintaining privacy.

Front Garden

The property features a pleasant front garden, adding kerb appeal and a welcoming approach to the home.

Rear Garden

A generous, private and peaceful rear garden designed for easy living and low upkeep. A broad, level lawn sits at the centre with a neat, paved path weaving through well-stocked borders of mature shrubs. Timber panel fencing and hedging deliver excellent seclusion. Paving adjoins the house/outbuilding, ideal for alfresco dining and barbecues, with ample space for outdoor furniture.

Workshop

A useful and versatile garden workshop offering ideal space for hobbies, storage or a home workspace. Well-built and secure, it benefits from mains power and a fitted radiator, providing comfortable use all year round. Positioned within the garden and easily accessible.

Parking

To the front, there is a garage and a generous driveway providing parking for approximately 2-3 cars, along with an additional gravel parking area to the left of the front garden, offering further convenient off-road parking. The garage is equipped with a toilet and sink for added convenience, houses the property's boiler for easy maintenance access, and features power and lighting.





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: TTN313191 - 0003

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

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