

for sale

offers over **£375,000**



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.





To view this property please contact Connells on

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Property Ref: TTN313191 - 0006

Tenure: Freehold EPC Rating: E

Council Tax Band: E

view this property online connells.co.uk/Property/TTN313191



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