



3 Gatchell Green





# 3 Gatchell Green

Trull, Taunton, Somerset, TA3 7ER

Taunton 2 Miles

An extended detached chalet style house situated in this highly sought after location surrounded by good sized gardens.

- Extended Detached Chalet Style House
- Living Room
- Ground Floor Shower Room
- Garage & Parking
- Freehold
- Four Bedrooms
- Dining Room/ Study
- First Floor Bathroom
- Corner Plot
- Council Tax Band E

Guide Price £485,000

## DESCRIPTION

3 Gatchell Green is an extended four bedroom chalet style house situated in a corner plot with good sized gardens in this highly popular location.

## SITUATION

The house is within walking distance of local amenities being close to the centre of Trull with its ancient church, pubs, post office and excellent village store. Trull also has a particularly respected church and village primary school. The south side of Taunton is particularly sought after for families wishing to be near schools in both the state and private sectors having Castle and Parkfield nearby and Queens and Kings Colleges both on the south side of town. Taunton has an excellent shopping centre with many well know high street stores and has easy access to the M5 motorway. Taunton train station which offers direct fast links to London Paddington in under 1 hour and 40 minutes.





## ACCOMMODATION

The house is believed to have been built in the early 1970's and has brick elevations under a pitch tiled roof. With well proportioned accommodation, offering versatility and includes four bedrooms currently arranged with one bedroom on the ground floor, served with a cloakroom/shower room. There is a good sized sitting room with window overlooking the gardens and a real flame effect gas fire with surround. Kitchen/diner room with the kitchen area being fitted with a range of matching wall and base units with built in oven, hob and extractor and window and door to the rear garden and a separate family room which enjoys lovely views over the rear garden. On the first floor there are three bedrooms and a bathroom.

## OUTSIDE

The property occupies a corner plot with larger than average gardens and adjoins to one side and to the rear of the property. There is off-road parking for a number of vehicles and an integral single garage. The rear gardens are fully enclosed and predominantly laid to lawn with planted herbaceous borders, patio and area of lawn.

## DIRECTIONS

From Taunton proceed along Corporation Street and pass the bingo hall on the left hand side. Follow straight through the two mini roundabouts and at the T junction take the middle lane signposted to Trull. Proceed into Trull Road and go straight across the mini roundabout and through towards the village of Trull. Go past the shop and delicatessen on the left hand side and on reaching Staplehay the entrance to Gatchell Green can be identified on the left hand side. Proceed into the estate and number 3 can be found in the corner on the right hand side.

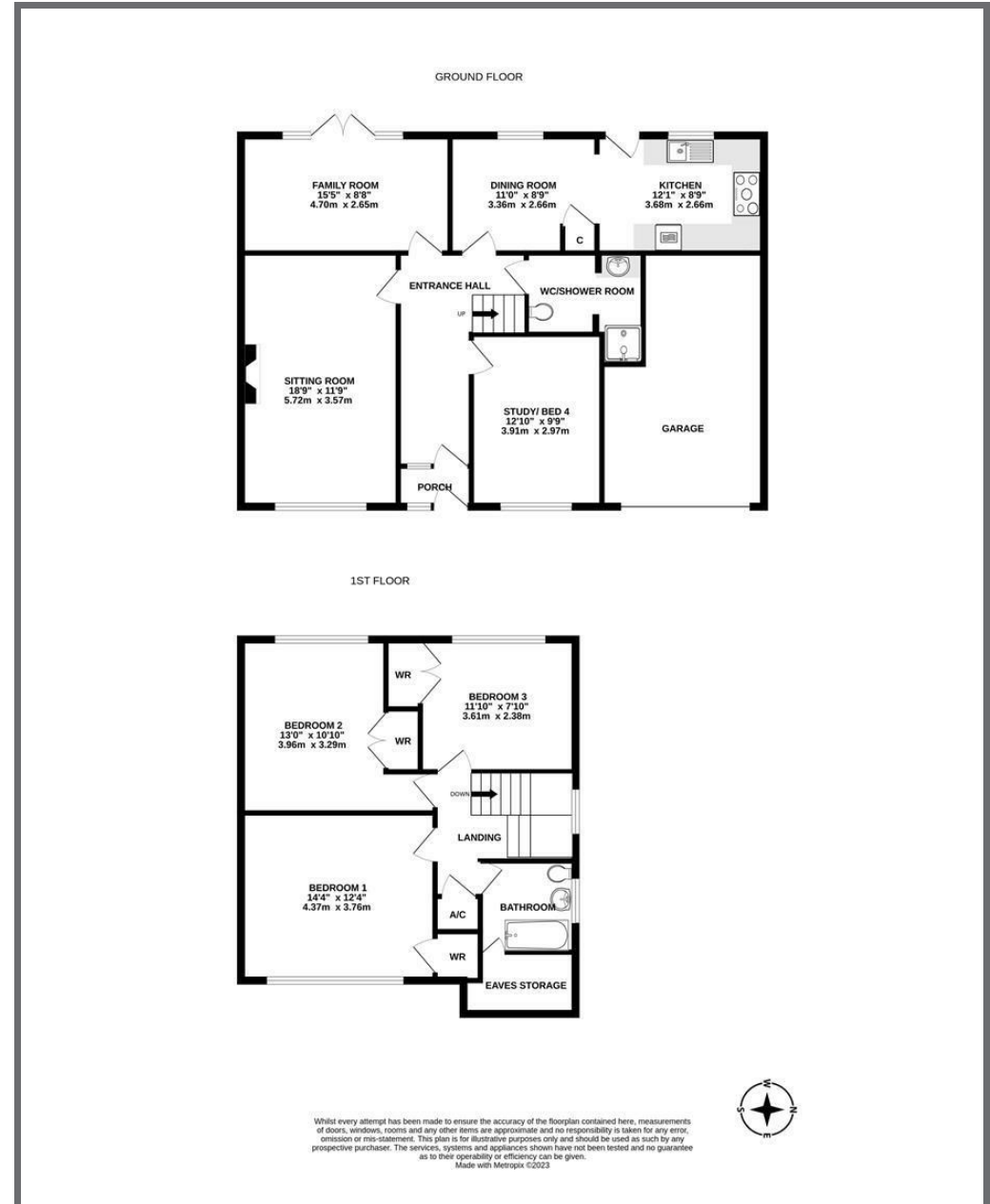
## SERVICES

Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice, Data & Enhanced Data likely (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating D.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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