



Miroku



Miroku

Henlade, Taunton, TA3 5LS

Taunton 3.5 miles. M5 (J25) 1 miles.

A detached family home, providing flexible accommodation for multi-generational living, with level gardens, conveniently located within easy access to the major road networks and Taunton town centre

- Flexible accommodation
- 3 first floor bedrooms
- Bedroom 5/snug
- Ample off-road parking
- House council tax band: E
- 2 reception rooms
- Bedroom 4/study
- Double garage
- Freehold
- Annexe council tax band: A

Guide Price £425,000

SITUATION

Henlade is in a convenient location to the east of the County Town of Taunton, along the A358, providing easy access to the M5 at Taunton (junction 25) and the A303 at Ilminster to the south east. There are local amenities in the nearby village of Creech St Michael, including primary school and village shop, whilst Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse, along with a number of well-respected schools in both the state and private sectors. There are regular rail services to London from Taunton Station.

DESCRIPTION

Miroku is a detached family home, positioned on an elevated site within its private plot. The property features brick elevations beneath a pitched tiled roof, along with uPVC windows and external doors throughout. The house provides versatile accommodation spread across two floors, including an interconnecting wing that could serve as independent ancillary accommodation. This wing can be accessed from both the main residence and a separate entrance. Outside, there is plenty of off-road parking, a double garage and a level garden.

ACCOMMODATION

As illustrated on the floorplan, the front door opens into the reception hall, featuring stairs to the first floor and a door leading to the cloakroom. From here, doors lead to bedroom 4/study and the sitting room, including a feature fireplace and double doors opening onto the garden. The kitchen is fitted with a range of units, offering ample space for appliances and featuring a stainless-steel sink unit. A door from the kitchen leads to the boot room with door to outside.



Beyond the boot room, there is an entrance lobby where the property could potentially be divided to provide the self-contained ancillary accommodation. This area provides access to the ground floor wet room and utility, including additional units. From here, a door leads to the second reception room, which also provides access to the outside through double doors, as well as to the fifth bedroom/snug.

On the first floor there is a spacious landing. From the half landing a ladder leads to the attic space. The three bedrooms all feature built-in wardrobes, with bedrooms 1 and 2 benefiting from roof windows, whilst bedroom 3 enjoys a double aspect. The bathroom is fitted with a white suite, complete with a shower over the bath.

OUTSIDE

The property is accessed from the road, with a tarmac driveway leading to off-road parking and the double garage along the northern aspect.

The garden area, predominantly laid to lawn, is fully enclosed and located along the southerly aspect. It features a paved path and patio adjacent to the house, leading to a storage area and pedestrian gated access at both ends of the garden, with one leading to the garage and the other to the front of the house. Here, there is a separate garden area with mature planting.

AGENT'S NOTES

This property is being sold on behalf of a deceased estate. Given its status as part of a deceased's estate, it may not always be feasible to obtain answers to the standard property questionnaire. Both the estate agent and solicitors acting on behalf of the estate have endeavoured to research the property and obtain the necessary information. However, if you are planning to visit the property and require specific information that you believe will impact your purchasing decision, please inform the estate agents before arranging a viewing.

As far as our knowledge goes, there is an annexe at the property and council tax has been paid.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Broadband available: standard, superfast and ultrafast available (Ofcom). Mobile signal coverage: Voice and Data likely (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

From Taunton head to the motorway interchange at junction 25 and proceed straight through onto the A358 Ilminster road. Take the second left into Bushy Cross Lane and continue for a short distance where the property will be found on the left identified by a Stags for sale board.

WHAT.3.WORDS

For specific location details, please download the app and enter the required information:

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		45	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2039 sq ft / 189.4 sq m (excludes garage)
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 2078 sq ft / 193 sq m
 For identification only - Not to scale

Ground Floor

- Kitchen: 3.33 x 2.54m / 10'11" x 8'4"
- Dining Room: 5.87 x 2.90m / 19'3" x 9'6"
- Utility
- Attic Space: 5.61 x 3.76m / 18'5" x 12'4"

First Floor

- Sitting Room: 4.85 x 4.25m / 15'11" x 14'11"
- Bedroom 1: 4.85 x 2.87m / 15'11" x 9'5"
- Bedroom 2: 4.01 x 3.30m / 13'2" x 10'10"
- Bedroom 3: 4.98 x 2.54m / 16'4" x 8'4"
- Bedroom 4 / Snug: 3.30 x 3.02m / 10'10" x 9'11"
- Bedroom 5 / Study: 4.17 x 2.57m / 13'8" x 8'5"

Outbuilding

- Garage (Unmeasured)
- Outbuilding: 2.87 x 1.27m / 9'5" x 4'2"

Ground Floor

First Floor

Garage (Unmeasured)

Outbuilding

Attic Space

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4 / Snug

Bedroom 5 / Study

Kitchen

Dining Room

Utility

Sitting Room

Up

Down

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1096520