



33 Loscombe Meadow





# 33 Loscombe Meadow

North Curry, Taunton, Somerset, TA3 6AT

Taunton 6 Miles

A beautifully presented modern detached house situated in this popular village development.

- Superb interior layout
- Quality fitted kitchen
- Dedicated office/multi-function room
- 4 bedrooms (principal en-suite)
- Delightful semi-rural location
- Open plan living accommodation
- Utility, cloakroom & study
- Galleried landing
- Large south facing garden & private parking
- Freehold, Council tax band: F

Guide Price £625,000

## SITUATION

The property is situated in the highly sought-after village of North Curry and is within walking distance of the village centre with its excellent range of local amenities including a village store / Post Office, Inn, Primary school, coffee shop, hairdressers, Doctors surgery, Church and playing fields with a cricket pitch and pavilion. The village of North Curry has a number of footpaths and bridleways, perfect for those with walking and riding interests.

The property is approximately 6 miles from the County town of Taunton with a wide range of shopping, leisure and scholastic facilities. There is access to the M5 motorway via Junctions 25 and also easy access to the A303. The property is located in a desirable village with easy access to all main routes of communication.

## DESCRIPTION

33 Loscombe Meadow is an attractive double fronted modern detached house constructed of mellow brick elevations under a pitch slate roof. The house was built by the well-respected Strongvox Developers in 2017 and includes accommodation arranged over two floors. The property enjoys a wonderful outlook at the front, over a communal green and fields to the rear.





## ACCOMMODATION

From the covered porch, the front door opens through to the entrance hallway with stairs leading to the first floor, an under stairs storage cupboard and cloakroom. The open plan living accommodation creates a wonderful feeling of space and includes wooden effect flooring, which continues predominantly throughout the ground floor. The sitting room has a wood burner and overlooks the green to the front, whilst the dining area has twin double doors to the garden. The kitchen is fitted with a range of shaker style wall and base units with Quartz worksurfaces, a one and a half bowl sink unit, built-in oven, hob, extractor and integrated dishwasher. There is a door opening to the utility, where there is a door to the parking area and plumbing and space for laundry appliances. There is also a study, which again overlooks the front.

To the first floor, the galleried landing leads to the four bedrooms and family bathroom. The principal bedroom benefits from an en-suite shower room and built in mirrored wardrobes along one side. Bedrooms two and three are both light and spacious double rooms with built-in mirrored wardrobes. Bedroom four enjoys a wonderful outlook over the front communal green. There is a family bathroom with a fitted matching suite.

## OUTSIDE

To the front is an area of garden with a pathway leading to the front door and generous off-road parking for at least four vehicles, which leads to the detached double garage with twin up and over doors. A gateway leads from the parking area to the rear garden, where there is a deep paved patio area providing space to entertain family and friends. The garden is predominately laid to lawn with deep planted herbaceous borders. There are two raised vegetable beds and a number of planted trees and shrubs including a number of fruit trees. The gardens are delightful, enjoying a wonderful outlook to the fields and countryside beyond, are South facing and fully enclosed.

## SERVICES

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

## DIRECTIONS

From Taunton proceed in an Easterly direction towards Ilminster. Turn left at Thornfalcon traffic lights and proceed for a short while towards the village of North Curry. Upon reaching the village centre, proceed past the Bird & Hand public house and along Stoke Road. Take the right hand turning onto White Street, sign posted for the playing fields and proceed along the road. Take the second right hand turn into Overlands, and at the top of the lane the right into Loscombe Meadow. Proceed into the cul-de-sac, where you will see No. 33 on the left-hand side.

## WHAT.3.WORDS

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(76.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1622 SQ.FT. (150.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	93
(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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