



14 Amingford Mead







14 Amingford Mead

Trull, Taunton, Somerset, TA3 7EH

Taunton 2.5 miles, Wellington 7.2 miles.

An impressive modern detached house situated in one of Taunton's most desirable and convenient locations with double garage and gardens backing onto open fields.

- Situated within an exclusive development
- Reception hall, utility and study
- Office/workshop
- Off-road parking and double garage
- Highly rated for energy efficiency
- Open-plan kitchen/dining/sitting room
- 4 bedrooms (master with en-suite)
- Private gardens overlooking open fields
- EV charging
- Freehold. Council tax band F

Guide Price £775,000

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SITUATION

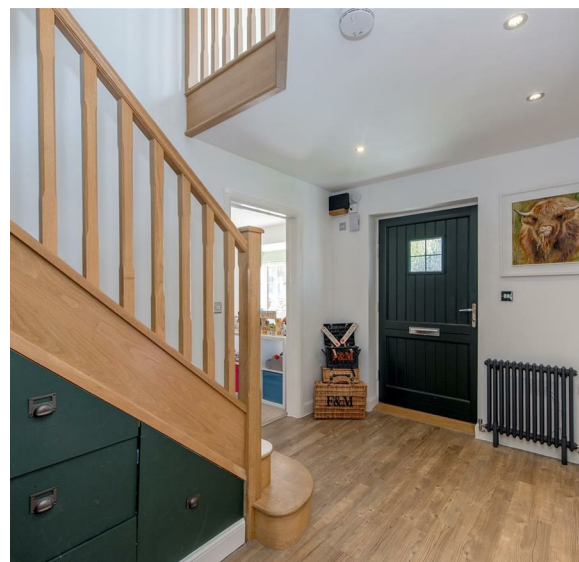
Amingford Mead is an exclusive development situated in one of Taunton's most sought-after locations in the popular village of Trull. The property benefits from instant access to open countryside directly from the garden, while conveniently remaining only two miles from Taunton. The village of Trull has easy and fast access to the M5 and Taunton Train Station is less than 3 miles away, with mainline access to London Paddington in 1hr 45mins.

Trull is convenient walking distance from nearby Taunton and Musgrove Park Hospital, while retaining authentic village community and charm. Trull offers a range of amenities, including a village pub, school, community centre, post office, parish church, park, tennis club, open spaces and public footpaths. In addition, Trull is perfectly located within catchment and walking distance for the most desirable schools in the Taunton area, including Trull CE VA Primary School, Ofsted-rated 'outstanding' The Castle School (secondary) and Ofsted-rated 'outstanding' Richard Huish College (sixth form). Taunton also boasts an excellent selection of highly reputable independent schools to choose from, including Queen's College, King's College and Taunton School.

The nearby County Town of Taunton offers a wide range of facilities within the popular independent shopping quarter, including boutique stores, cafés, bars and restaurants. Other local attractions include a weekly farmers' market, the Brewhouse Theatre, Somerset County Cricket Ground, Taunton Racecourse and Taunton & Pickering Golf Club.

DESCRIPTION

14 Amingford Mead is an impressive home positioned on a superb plot backing onto open fields with countryside walks and adjacent orchards. The house was built on a small, exclusive, development by a reputable local developer, Strongvox Homes and finished to a high-quality specification throughout. Outside there is a secure home office with fibre optic broadband and hot/cold air conditioning. The generous driveway provides parking for several vehicles, with electric vehicle charging, leading towards a double garage which has been part-converted to a gym with full electrics, including fibre optic broadband, hot/cold air conditioning and remotely operated electric garage doors.





The house offers well-proportioned flexible and versatile living accommodation arranged over 2 floors. It comprises an entrance hallway off which you will find the lounge (currently being used as a playroom), study (currently being used as a cloakroom/boot room), door to the downstairs WC and a generous storage cupboard. This leads towards an impressive open-concept kitchen/dining/living space with a Contura wood-burning stove, bi-folding doors and large windows presenting unspoiled views of the garden, fields and trees beyond. The kitchen is fitted with a range of high-end integrated appliances including fridge freezer, dishwasher, fan oven, combination oven and microwave, hob, wine fridge and coffee machine, finished with shaker style cabinetry and quartz worksurfaces. Off the kitchen, a utility room provides spaces for a washing machine and tumble dryer, storage cabinetry, boiler (recently replaced) and access to the driveway.

On the first floor there is a master bedroom, offering beautiful views of the countryside, which is fitted with two double wardrobes and en-suite shower room with underfloor heating and sensor-activated lighting. There are 3 further bedrooms, bedroom 2 has fitted wardrobes and there is a family bathroom with separate shower, underfloor heating and sensor-activated lighting.

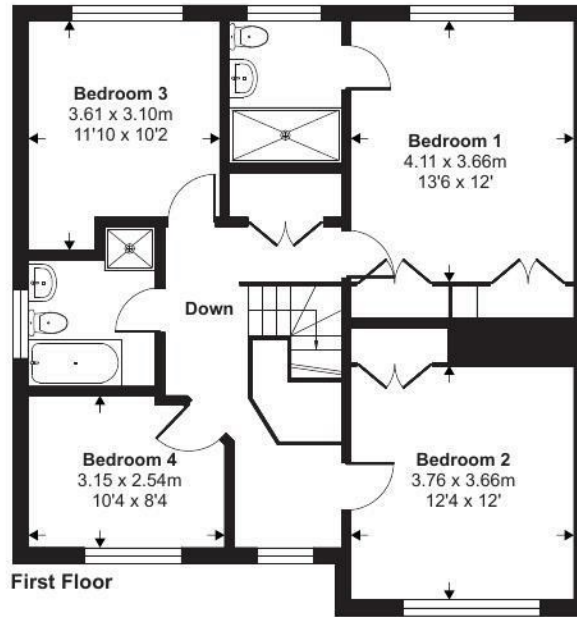
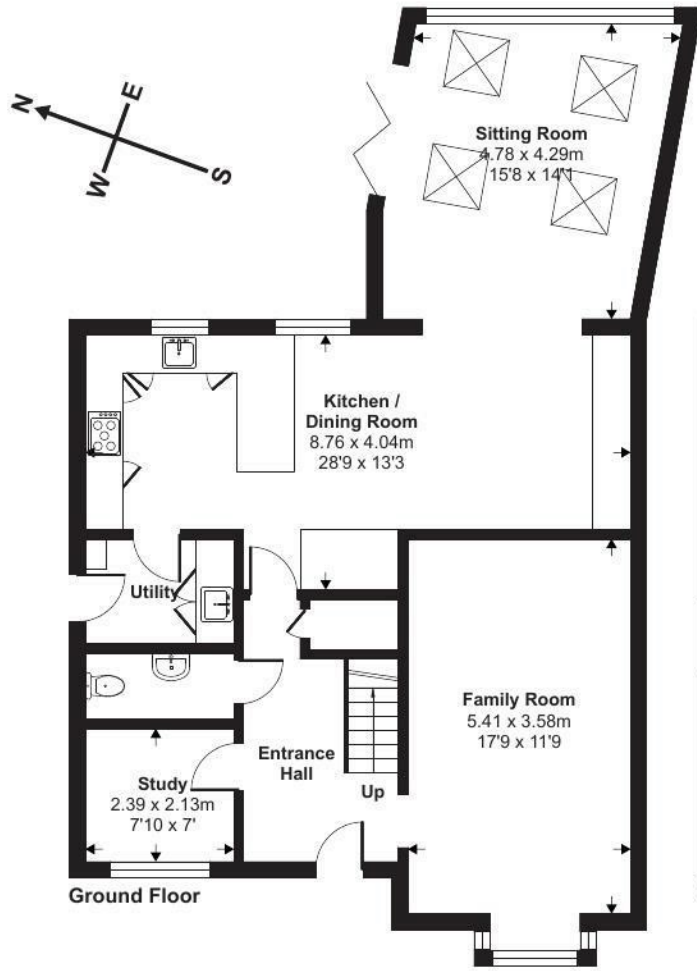
No Pets. No smoking or vaping.

SERVICES

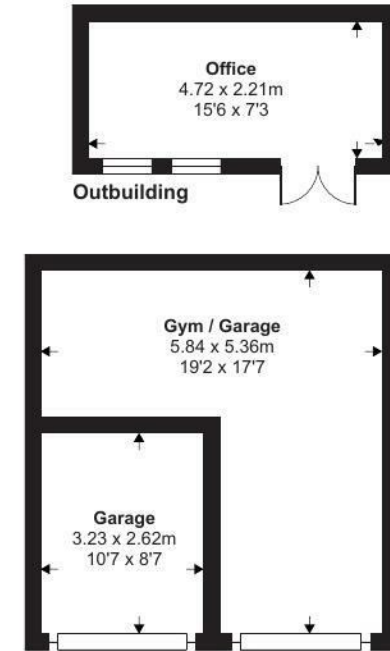
Mains water, gas, electricity and drainage. Fibre broadband. Other broadband available: Standard and Superfast ADSL. Mobile signal coverage: Voice, Data and Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating B.

DIRECTIONS

From Taunton, proceed out of town along Trull Road and continue through the village of Trull. Opposite the blue phone box, turn left down Amberd Lane and follow the road down turning left into Amingford Mead. Bear right and the property can be identified on the right hand side- facing the property, the driveway is to the left hand side.



Approximate Area = 1897 sq ft / 176.2 sq m
 Garaging = 328 sq ft / 30.5 sq m
 Outbuilding = 112 sq ft / 10.4 sq m
 Total = 2337 sq ft / 217.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1119832



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			92
(81-91) B		84	
(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	



