



Luzern



**STAGS**



# Luzern

Blagdon Hill, Taunton, TA3 7SA

Taunton Town Centre 4.7 miles

An individual detached bungalow offered with no onward chain situated in a popular edge of village location

- Detached village bungalow
- Sitting room, fitted kitchen
- Three bedrooms and bathroom
- Ample driveway parking, garage
- Council Tax band E
- In need of general updating
- Separate dining room
- Gardens to front and rear
- No onward chain
- Freehold

Guide Price £425,000

## SITUATION

Luzern is situated at the edge of the popular village of Blagdon Hill and enjoys wonderful views over open countryside in all directions. Blagdon Hill is situated on the lower slopes of the Blackdown Hills on the edge of the AONB, and is within four miles of the County town of Taunton, with its extensive range of facilities. There is excellent schooling in both the private and state sectors and the communications are excellent for road and rail to all parts of the country.

## DESCRIPTION

Luzern is a detached bungalow set on a generous plot in the desirable village of Blagdon Hill. Offered with no onward chain, this modern bungalow provides spacious and well proportioned accommodation. The entrance hall leads to all principal rooms, including a sitting room with open fire and dual aspect windows. Sliding glazed doors open into the dining room which enjoys pleasant views of the garden. The kitchen is fitted with a range of matching wall and base units, a freestanding electric cooker and space for a washing machine and fridge freezer. There is also direct access to the rear garden. The property offers two double and one single bedrooms, one featuring built-in wardrobes, and a fitted family bathroom.





## ACCOMMODATION

Double glazed front door leads into an entrance hallway with fitted cupboard and loft access. The sitting room centres upon an open fireplace with tiled surround with double aspect windows and night storage heaters. Sliding glazed doors lead through to the dining room which has a window overlooking the rear garden, built in storage cupboard and a sliding door through to the kitchen. The kitchen is fitted with a range of matching wall and base units with roll edge work surfaces and 1.5 bowl sink unit, larder, store cupboard, large boiler/airing cupboard and electric cooker, space for a washing machine and fridge freeze, there are two windows overlooking the rear garden and door to outside. There are three bedrooms and a fitted shower room with walk in shower, low level wc and washbasin.

## OUTSIDE

To the front of the house there is a layby and driveway which provides parking for a number of vehicles and leads to an attached single garage at the side with up and over door along with side pedestrian access, store and attached WC . The front garden is laid mainly to lawn with deep planted flower borders which border onto a neighbouring orchard. The rear garden is mainly laid to lawn with hedges along the boundary and flower borders with an open outlook over the neighbouring farmland.

## SERVICES

Mains drainage, electricity, water. Electric night storage heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton head south on the Honiton road through Trull and Staplehay. Continue into the village of Blagdon Hill, and make a left turn opposite the tennis courts and towards Pitminster. Luzern can be identified as the last bungalow on the left-hand side as you leave the village.





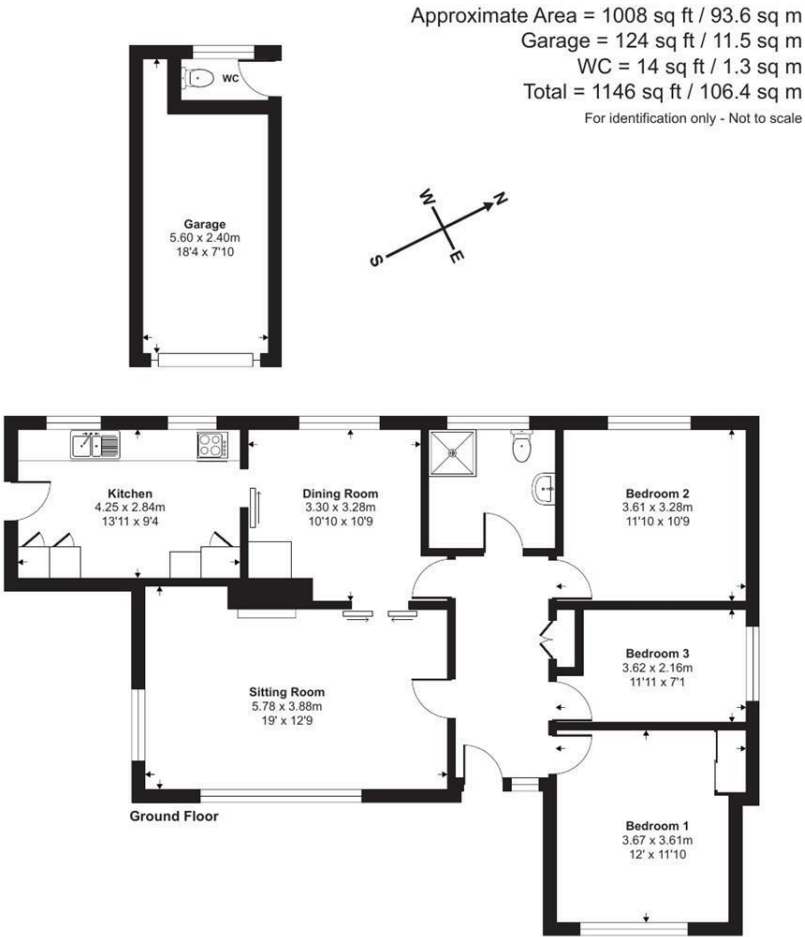
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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