



33 Derham Close



STAGS

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Creech St. Michael, Taunton, TA3 5FG

Taunton Town centre 3.9 miles

An exceptional, spacious, four bedroom, three reception room, detached home at the end of a peaceful cul-de-sac in an enviable canal-side position with far-reaching views.

- Spacious detached house
- Kitchen/family room
- Master suite with dressing and en-suite
- Two further bedrooms, family bathroom
- Council Tax band F
- Three reception rooms
- Separate utility and cloakroom
- Guest bedroom with en-suite
- Gardens, parking and double garage
- Freehold

Guide Price £600,000

SITUATION

Situated in the desirable village of Creech St Michael, the property is within the catchment for Creech St Michael Primary and Heathfield School. Its canal-side setting offers a sense of peace and privacy while being only a short drive from Taunton, local amenities, and transport links.

DESCRIPTION

Set at the end of a peaceful cul-de-sac in the sought-after village of Creech St Michael, this exceptional four-bedroom detached home combines space, style, and an enviable canal-side position with far-reaching views towards the Blackdown Hills. Perfect for family living, the property offers three reception rooms, a high-specification kitchen, and generous outdoor space — all within the catchment for highly regarded local schools.



ACCOMMODATION

A canopied porch opens into a spacious entrance hallway, setting the tone for the home's modern design and attention to detail. To the left is a cloakroom with wc and a door leading into the study providing space for working from home. To the rear a generous lounge opens directly to the garden via French doors. The separate dining room to the front is perfect for family gatherings, is accessed via the hallway with a further doorway leading into a lobby and the separate utility room with plumbing and space for a washing machine, a sink and the central heating boiler. This, in turn, leads to the kitchen which has been upgraded and offers sleek, contemporary finishes with high gloss units and wooden work surfaces, quality built-in appliances, including double oven, hob with extractor hood over, fridge and freezer.

To the first floor there are a total of four bedrooms. The master bedroom boasts a luxurious walk-through dressing room with fitted wardrobes and an en-suite bathroom with bath, separate shower, washbasin and wc. A double guest bedroom also has an en-suite shower room. There are a further two bedrooms served by a family room with bath and separate shower.

OUTSIDE

The large, enclosed rear garden features a full-width patio, making it ideal for outdoor dining and entertaining with a slightly raised lawn and shrub border around the edge.

To the front, a detached double garage and spacious driveway provide ample parking.

SERVICES

Mains drainage, gas, electricity and water. Solar panels leased to a third party. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

There is an annual management charge of £236.76, payable in two 6 monthly payments of £118.38.

DIRECTIONS

Proceed out of Taunton on the A38 towards Bridgwater. After turning left at the Creech Castle traffic lights stay on the A38 over the first three roundabouts. At the fourth roundabout take the third exit into Langaller Lane and continue into the village along St Michael Road taking the right turn into Hyde Lane, signposted for the school. Continue along Hyde Lane, past the medical centre and then turn left into Derham Close where the property can be found at the far end on the right.



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	87	88
(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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