



Redpits



**STAGS**

# Redpits

16 Church Lane, Bicknoller, Taunton, TA4 4EL

Taunton 13 miles, Wilton 2.6 miles

A well proportioned detached chalet style property situated in the heart of this sought after village with attached garage, parking and landscaped gardens

- Well proportioned chalet property
- Fitted kitchen
- Conservatory
- Good sized gardens
- Council Tax band E
- Three reception rooms
- Three bedrooms, two bathrooms
- Attached single garage
- No onward chain
- Freehold

## Guide Price £395,000

### SITUATION

The sought-after village of Bicknoller offers a thriving community which includes a number of clubs and associations together with a fine parish church, public house and community run shop. The town of Wilton is under 3 miles away and provides amenities for every day requirements.

Taunton is some 13 miles away and provides an extensive range of facilities as well as access to the M5 motorway and mainline intercity connection. There are a number of schools and colleges in the area with a good local authority primary and middle school available in Wilton and noted public schools in Taunton and Wellington. Main line railway station at Taunton as well as the M5 junction 25.

### DESCRIPTION

Redpits is an impressive detached chalet style property offering versatile and well proportioned accommodation arranged over two floors. The property is in need of general upgrading and is situated in beautiful landscaped gardens which include off road parking and an attached single garage.



## ACCOMMODATION

The front door leads into an entrance lobby which in turn leads through to the sitting room which centres upon an open fireplace with stone surround and front aspect window and opens through to the dining area with stairs to first floor and door to the ground floor bedroom. The dining area has a window overlooking the rear garden, a door opening through to the study, which has a window overlooking the rear garden and a door leading through to the conservatory. The conservatory has double doors opening out on to the rear garden and personnel door opening through to the attached single garage with up and over door.

The kitchen is fitted with a range of Shaker style wall and base units, an electric hob with extractor hood over, built in oven, plumbing and space for dishwasher, beech block roll edge worktops and inset 1.5 bowl sink unit and window and door to the rear garden.

There is a ground floor bathroom with a panelled bath, low level wc and washbasin and a bedroom.

On the first floor there are two bedrooms, one with built in wardrobes, and a separate shower room with shower, wc and washbasin.

## OUTSIDE

The property has a gravelled driveway with parking for a number of vehicles. The front garden is laid to lawn with deep planted herbaceous borders, wildlife pond and raised patio area. The rear garden is predominantly laid to lawn and includes specimen trees and shrubs including apple trees and at the rear of the house is a paved terrace which enjoys wonderful views over the garden.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (source - Ofcom). Mobile coverage likely outside EE, Three, O2 Vodafone (source - Ofcom). Please note the agents have not inspected or tested these services

## DIRECTIONS

From Taunton take the A358 towards Minehead for approximately 13 miles until you see the signs for Bicknoller. Turn right into Church Lane just after the bus stop continue around the sharp left hand bend, past the pub on the left and the property can be found after a short distance on the left hand side identified by the Stags For Sale board.



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                                 |         | 74                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 53      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk  
01823 256625

