



**West Quantoxhead, Taunton, TA4 4DN**



**welcome to**

**The Orchard, West Quantoxhead, Taunton**

Situated within the sought after village of West Quantoxhead close to nearby country walks is this well presented detached three bedroom bungalow. The property enjoys a good size plot & views towards the Quantock Hills whilst benefitting from oil fired central heating, garage & off road parking.



### Front Door

Leading to

### Entrance Porch

With inner front door leading to

### Entrance Hall

Window to the front, radiator, wooden flooring, access to roof space, doors to

### Lounge

14' 1" x 12' 4" ( 4.29m x 3.76m )

Double glazed window to the front, wooden flooring, radiator, wall light points, inset log burner set on slate hearth.

### Kitchen

12' 3" x 11' 4" ( 3.73m x 3.45m )

Double glazed window to the rear, a range of modern fitted base and wall units, worktop surfaces with copper sheet splashbacks, inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine, inset electric hob with cooker hood over, integrated double oven, space for microwave, space for under counter fridge, integrated wine rack, tiled flooring, tiled surrounds, door to

### Dining Room

12' 2" x 9' 3" ( 3.71m x 2.82m )

Double glazed window to the side, tiled flooring, radiator, doors to

### Conservatory

11' 7" x 10' 9" ( 3.53m x 3.28m )

Double glazed doors to sides giving access to the rear garden, double glazed windows to the side and rear overlooking the garden, tiled flooring, inset ceiling spotlights.

### Bedroom Three

11' 6" x 9' 5" ( 3.51m x 2.87m )

Double glazed window to the rear, fitted carpet, radiator.

### Bedroom One

11' 10" x 11' 10" ( 3.61m x 3.61m )

Double glazed window to the front, fitted carpet, radiator.

### Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window to the rear, fitted carpet, radiator.

### Shower Room

Double glazed windows to the rear, a modern fitted suite comprising large shower cubicle, pedestal wash hand basin, low level WC, vinyl flooring, tiled surrounds.

### Outside

The property is approached via double gates giving access to driveway offering off road parking. The front garden is mainly laid to lawn, path to front door, outside water tap, outside lighting, gate to the side giving access to the rear garden.

From the driveway double gates give access to a covered area to the side of the garage where the oil fired boiler serving the domestic hot water and central heating systems can be found. Door to Utility and Garage, door to Conservatory, gate to the rear garden.

To the rear is a good size garden which is predominately laid to lawn with apple and pear trees, flower and shrub beds, paved patio, fencing and hedge borders. From the garden views towards to The Quantock Hills can be enjoyed. There is a Static Caravan to the side of the garage.

### Garage

18' 7" x 11' 8" ( 5.66m x 3.56m )

Windows to the sides, up and over door, light and power.

### Utility

Window to the side, space and plumbing for washing machine, light and power, shelving.

### Static Caravan

Connected to mains power/water and drainage.

### Council Tax Band

D

### Location

West Quantoxhead is set within the slopes of the Quantock Hills with the most wonderful positioning near the coastline. The Quantocks offer an excellent range of country pursuits with easy access available nearby. The village boasts a pub, village hall, church and garage/convenience store, further facilities are available in Williton approx. 2 miles distant, including a supermarket, local shops and garage. The North Somerset Coast is close by at St. Audries Bay and also the quaint small harbour town of Watchet which is about 2 miles distant. The County Town of Taunton is about 14 miles south where a wide range of shopping, recreational and scholastic facilities are found, together with excellent links with the rest of the UK with M5 interchange (J25) and fast rail service to London, Paddington. West Somerset offers some of the most striking and unspoilt scenery within the West Country and this property is beautifully positioned to take full advantage.



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## **The Orchard, West Quantoxhead, Taunton**

- Sought After Village of West Quantoxhead
- Close to Nearby Country Walks
- Well Presented Detached Bungalow - Three Bedrooms
- Lounge - Dining Room - Conservatory
- Good Size Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£469,950**



Please note the marker reflects the  
postcode not the actual property

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MIH107074 - 0003

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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