



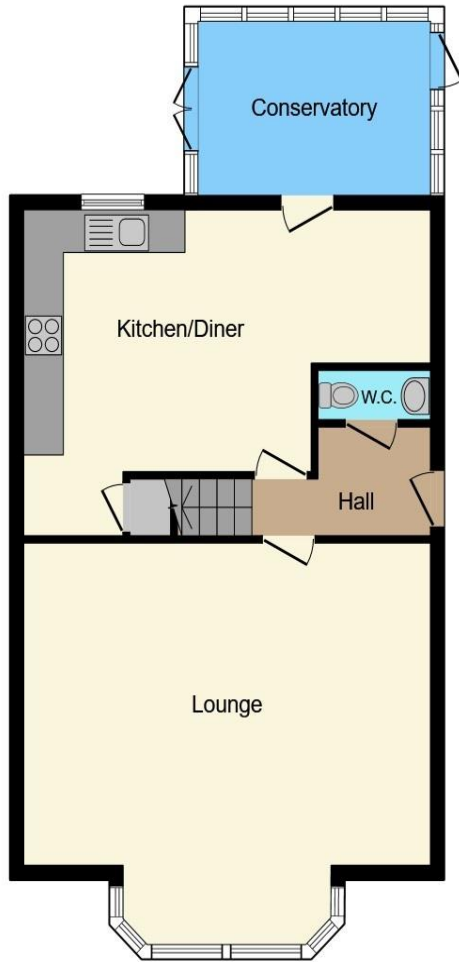
Brookfield Lodge ,Blagdon Hill Taunton TA3 7SL

welcome to

Brookfield Lodge , Blagdon Hill Taunton

Fox & Son's are pleased to present this unique home nestled in the picturesque village of Blagdon Hill. Offering three-double bedrooms, and an attic room currently used as a fourth-bedroom, this home is perfect for families seeking a rural location, whilst having Taunton only a stones-throw away.





Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

20' Max x 19' 4" Max (6.10m Max x 5.89m Max)

Ground Floor Wc

Kitchen/Diner

20' Max x 11' 1" Max (6.10m Max x 3.38m Max)

Conservatory

12' 6" Max x 8' 5" Max (3.81m Max x 2.57m Max)

Bedroom 1

11' Max x 9' 2" Max (3.35m Max x 2.79m Max)

Bedroom 2

11' 9" Max x 9' 8" Max (3.58m Max x 2.95m Max)

Bedroom 3

16' 6" Max x 9' 10" Max (5.03m Max x 3.00m Max)

Attic Room

21' 3" Max x 11' 4" Max (6.48m Max x 3.45m Max)

Bathroom

First Floor Wc

Double Garage

16' 1" Max x 15' 8" Max (4.90m Max x 4.78m Max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Brookfield Lodge ., Blagdon Hill Taunton

- Stunning sought-after Location
- Secluded half-an-acre Garden
- Council Tax Band: E
- Three Double-Bedrooms with Additional Attic Room
- Double Garage and Ample Parking
- Large Summer House and Shed
- Solar Tubes

Tenure: Freehold EPC Rating: E

£665,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108172



Property Ref:
TAU108172 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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