



FOR SALE

Guide of £615,000

Highgrove,



Highgrove, Taunton

An exceptional detached family home situated in a much sought-after location, boasting 4 bedrooms 1 being en-suite, sitting room, dining room, kitchen/breakfast room, study, cloakroom, family bathroom, double glazing, gas central heating, double garage and parking with a generously proportioned fully enclosed garden, the property is presented in very good decorative order throughout and in a very good school catchment area.





Accommodation

Front door opening to:-

Entrance Hall

With stairs to first-floor accommodation, built-in storage cupboard, under stairs storage cupboard, radiator, ceiling light, doors to:-

Sitting Room

c.18'3 x 12'8 (5.56m x 3.86m)

With double glazed window to the front aspect, double glazed patio doors to the rear garden, minster stone fireplace, 2 radiators, television point, 2 ceiling lights, doors opening through to:-

Dining Room

c.11'4 x 9'9 (3.45m x 2.97m)

With a double glazed window to the rear aspect, radiator, ceiling light, and door to the hallway.

Kitchen/Breakfast Room

c.14'7 x 12'11 max (4.44m x 3.93m)

With a double glazed window to the rear aspect, double glazed door to the side aspect, fitted units comprising both wall and floor mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit, space and plumbing for a washing machine, built-in dishwasher, built-in double oven and 4 ring hob with extractor cooker hood over, built-in fridge freezer, tiling to splash prone areas, 2 ceiling lights, wall mounted gas boiler for the hot water and central heating.





Study

c.10'1 x 8'2 (3.07m x 2.48m)

With a double glazed window to the front aspect, radiator, ceiling light.

Cloakroom

With a double glazed window to the side aspect, close coupled WC, wash hand basin, tiling to splash prone areas, radiator, ceiling light.

Landing

With a double glazed window to the front elevation, access to the loft space, radiator, airing cupboard housing a hot water cylinder and shelving, ceiling light, doors to:-

Bedroom 1

c.11'3 x 10'11 (3.42m x 3.32m)

With double glazed windows to the side and rear elevations enjoying far reaching views, built-in wardrobes, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver socket, ceiling light.





Bedroom 2

c.13' max x 10'5 (3.96m x 3.17m)

With a double glazed window to the rear elevation again enjoying far reaching views, built-in wardrobes, radiator, ceiling light.

Bedroom 3

c.10'6 x 8'3 (3.20m x 2.51m)

With a double glazed window to the rear elevation again with far reaching views, radiator, built-in wardrobe, ceiling light.

Bedroom 4

c.9'6 x 7'6 (2.89m x 2.28m)

With a double glazed window to the front elevation, radiator, ceiling light.

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, close coupled WC, pedestal wash hand basin, tiling to splash prone areas, radiator, shaver socket, ceiling light.



Outside

To the front of the property there is a lawn with a brick paved pathway to the front door and to the side of the property, where a driveway provides parking and gives access to a double garage, with 2 double up and over doors, power and lighting, the rear garden is fully enclosed and offers a patio leading to a generously proportioned lawn, with a variety of mature trees, shrubs and flowers.

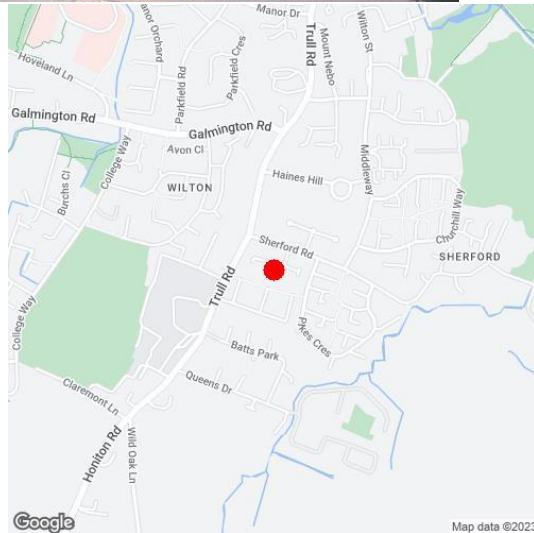
Council Tax Band: - G

Primary School Catchment: - Parkfield School

Secondary School Catchment: - Castle School



AWAITING EPC



[Directions](#)

Head out of Taunton on the Trull Road, turn left into Sherford Road and right into Highgrove.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Highgrove, Taunton

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

