



**FOR SALE**

**Guide Price £385,000**

**Lyngford Lane, Taunton**





A lovely detached 3 bedroom bungalow in sought after location, available with no onward chain, boasting a sitting room, dining room, kitchen, conservatory, family shower room, double glazing, gas central heating, parking, garage and a beautiful enclosed garden, the property is ideally situated within easy reach of the town, just a short drive whilst enjoying close proximity to countryside walks.









## Accommodation

Front door opening to :-

### Entrance Hall

With a laminate floor radiator ceiling light doors to:-

### Sitting Room

c.14'3 x 11'1 (4.34m x 3.37m)

With double glazed windows to the front and side aspects, radiator, decorative fireplace, television point, 4 wall lights.

### Dining Room

c.12'9 x 9'11 (3.88m x 3.02m)

With a double glazed window to the side aspect, continuation of laminate floor, display fireplace, radiator, ceiling light, door way through to:-

### Kitchen

c.10'1 x 9'11 (3.07m x 3.02m)

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

### Conservatory

c.12'11 x 9'11 (3.93m x 3.02m)

With double glazed windows to both side and rear aspects, double glazed door to the rear garden, feature tiled floor, radiator and a ceiling light.







**Bedroom 1**  
c.14'3 x 11'1 (4.34m x 3.37m)  
With a double glazed window to the front aspect, radiator, ceiling light.



**Bedroom 2**  
c.12'11 x 9'11 (3.93m x 3.02m)  
With a double glazed window to the side aspect, radiator, ceiling light.

**Bedroom 3**  
c.9'11 x 8' (3.02m x 2.43m)  
With a double glazed window to the rear aspect, radiator, ceiling light.



**Family Bathroom**  
With a double glazed window to the rear aspect, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, heated towel rail, ceiling light.







## Outside

To the front of the property there is a brick paved driveway providing ample parking and giving access to a single garage with power and light, there is a small lawn area to the front of the property with a variety of mature trees and shrubs, the rear garden is fully enclosed and beautifully laid to lawn with a patio and pagoda over, numerous flowerbeds housing a large variety of mature trees, shrubs and flowers, outside lighting and side access gates either side property

Council Tax Band :- D

Construction :- Rendered brick under a tiled roof.

Utilities :- Mains gas, electric, water and drainage.

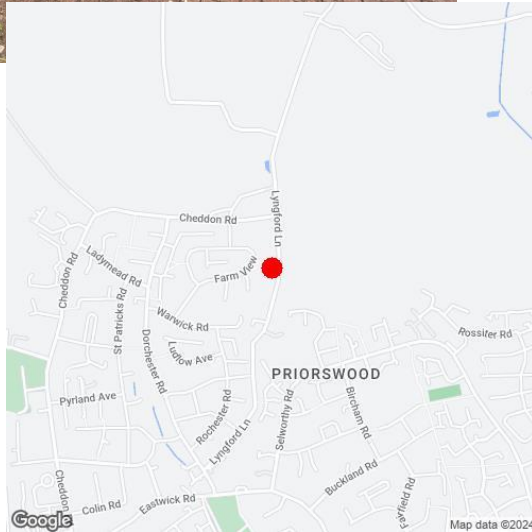
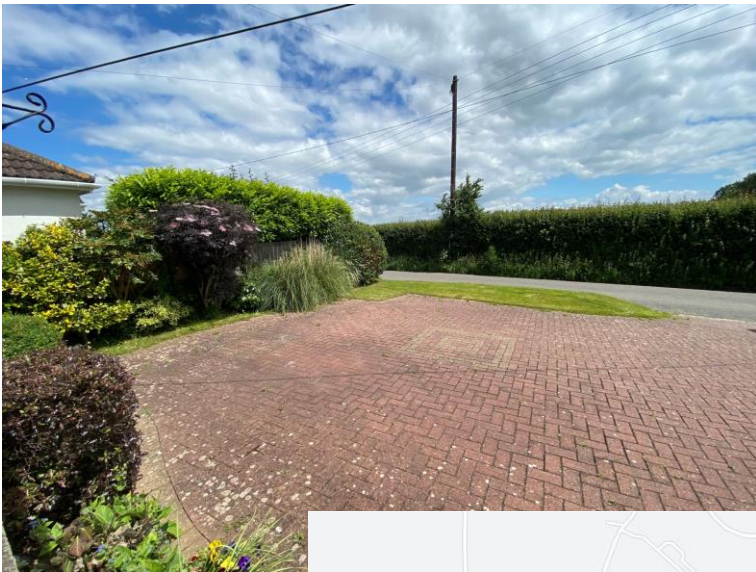
Primary School Catchment :- Wellsprings Primary School

Secondary School Catchment :- Taunton Academy





Awaiting epc



### Directions

Head out of Taunton up Cheddon Road, continue to the top of the road and turn right into Lyngford Lane and the bungalow will be found on your right hand side.

### **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.

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# Lyngford Lane, Taunton

Awaiting floorplan

**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](http://www.trglawrenceandson.co.uk)**

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