



FOR SALE

Guide Price £315,000

Amingford Mead, Trull Taunton



A beautifully presented extended family home, constructed as part of the affordable housing scheme (MyHome). The MyHome scheme offers purchasers the opportunity to own a property outright however paying only 70% of the open market value - subject to qualifying criteria and approval from Somerset West and Taunton council. Unlike shared ownership, there is no rent to pay. This is a stunning property decorated to the highest standard, boasting 3 bedrooms, sitting room, a superbly extended kitchen/dining/family room, utility, cloakroom, an outstanding family shower room, gas central heating, double glazing, parking, garage and a fully enclosed garden, the property is situated in the much sought after village location of Trull.

The village of Trull is located two miles South of Taunton, the county town of Somerset. It is in a picturesque setting close to open farmland, with views of the nearby Blackdown Hills (an Area of Outstanding Natural Beauty). Along with the village living Taunton is close by, Taunton itself offers plenty of local amenities, with easy access to the M5 motorway and train line to London as well as Musgrove Park Hospital.

Trull has a thriving Church and Primary School, and a variety of community facilities including a popular pub, village stores, a delicatessen, a playing field and children's play area with Pavilion, Memorial Hall, and Community Centre with coffee shop. It has an active community who get together at various village events throughout the year.

There are a variety of activities and groups to suit all ages and stages – uniformed organisations, amateur dramatics, a gardening club, indoor bowls, bridge, ballroom dancing, ramblers, tennis club, cricket club, and Woman's Institute to name a but a few.





Accommodation
Front door opening to:-

Entrance Hall

With a Karndean floor, stairs to the first floor accommodation, radiator, ceiling light, door to:-

Sitting Room

c.16'4 x 11'5 (4.92m x 3.47m)

With a double glazed bay window to the front aspect, 2 radiators, television point, 2 ceiling lights, door through to:-

Kitchen/Dining/Family Room

c.26'11 max x 18'6 max (8.20m x 5.63m)

With double glazed bi-folding doors to the rear garden, double glazed electric velux windows to the rear, Karndean floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, a built-in electric double oven and induction hob with extractor cooker hood over, built-in dishwasher, built-in fridge freezer, under stairs storage cupboard, 2 radiators, television point, door to:-

Utility Room

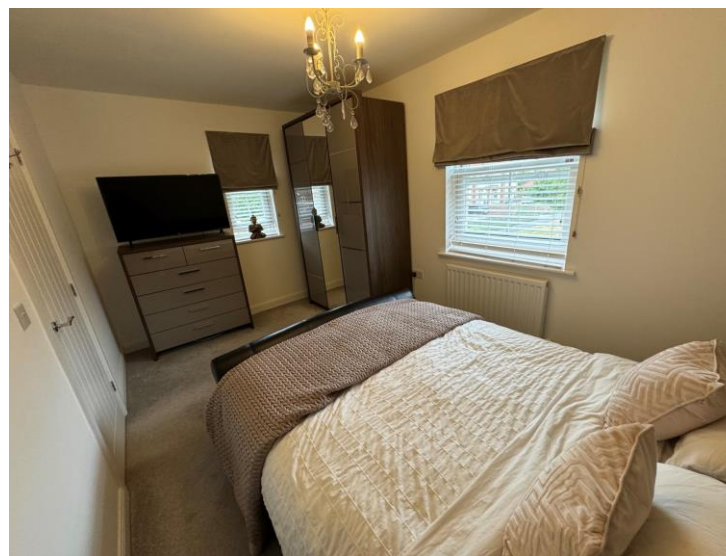
c.9'10 x 5'10 (2.99m x 1.77m)

With a double glazed door to the side aspect, personal door to the garage, fitted units comprising both floor and wall mounted storage cupboards, space and plumbing for a washing machine, working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, radiator, extractor fan.

Cloakroom

With a pedestal wash hand basin with tiled splash back, low-level WC, Karndean floor, radiator, extractor fan, ceiling light.





Landing

With a radiator and airing cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light, doors to:-

Bedroom 1

c.14'11 x 8'10 (4.54m x 2.69m)

With double glazed windows to the front and side elevations, radiator, television point, ceiling light.

Bedroom 2

c.13'11 x 7'5 (4.24m x 2.26m)

With a double glazed window to the rear elevation, radiator, access to the loft space, ceiling light.

Bedroom 3

c.9'11 x 7'3 (3.02m x 2.20m)

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

Family Shower Room

With a suite comprising of a fully tiled double shower cubicle, vanity wash hand basin with storage under, low-level WC, feature tiled floor, tiling to splash prone areas, heated towel rail, extractor fan, 4 spotlights.





Outside

To the front of the property there is a gravelled garden with drive way to the side providing parking and giving access to a single garage, with electric roller door, power, lighting and water supply, the rear garden is fully enclosed and offers a patio giving access to a lawn with flower bed borders housing a variety of mature shrubs and flowers, with outside lighting.

Council Tax Band :- C

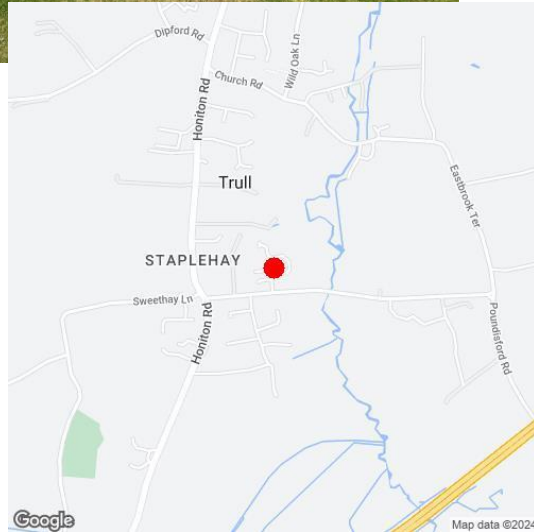
Constriction :- Rendered brick under a tiled roof with upvc double glazing.

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

Annual Service Charge Of £280.00 for maintenance of the area.



Awaiting EPC



Directions

Proceed out of Taunton on the Trull road, once in Trull turn left into Amberd Lane and Amingford Mead will be found on your left.

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.

Amingford Mead, Trull

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

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

