



FOR SALE
Guide Price £350,000
Gravelands Lane.



Henlade

Gravelands Lane,

A beautifully presented detached bungalow, boasting 2 bedrooms 1 being en-suite, sitting room, study area, kitchen/breakfast room, utility room, family bathroom, double glazing, situated in a sought-after village location and is presented in superb decorative order throughout, benefiting from ample parking, garage and a fully enclosed garden with workshop and garden stores.





Accommodation

Front door opening to:-

Entrance Hall

With a night storage heater, door to the garage, access to the part boarded loft space with ladder and light, 2 ceiling lights, open plan through to :-

Study Area

c.9'2 x 8' (2.79m x 2.43m)

With a double glazed window and door to the side aspect, door to:-

Utility Room

c.9'2 x 5'7 (2.79m x 1.70m)

With a double glazed window to the side aspect, working surface incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, wall mounted electric panel heater, ceiling light, door to airing cupboard with hot water cylinder and shelving.





Sitting Room

c.17'6 x 8'10 (5.33m x 2.69m)

With a double glazed window to the front aspect, night storage heater, television point, 2 ceiling lights, open plan through to:-

Dining Room

c.14'1 x 9'3 (4.29m x 2.81m)

With double glazed windows to the side and front aspects, solid fuel burner with decorative surround, ceiling light, open plan through to:-

Kitchen/Breakfast Room

c.12'11 x 10'3 (3.93m x 3.12m)

With a double glazed window to the rear 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 hob with extractor cooker hood over, built-in dishwasher, built-in fridge, night storage heater, tiling to splash prone areas, door through to:-





Inner Hallway
With a ceiling light and doors to:-

Family Bathroom
With a double glazed window to the rear aspect, a suite comprising of a Victorian style freestanding bath with mixer tap and shower handset, a vanity wash hand basin with storage under, close coupled WC, tiling to splash prone areas, heated towel rail, electric down flow wall mounted heater, ceiling light.

Bedroom 1
c.16'8 x 9'2 (5.08mx 2.79m)
With a double glazed window to the rear aspect, night storage heater, walk-in wardrobe, television point, 2 ceiling lights, door to:-

En-Suite Shower Room
With a double glazed window to the side aspect, benefiting from being fully tiled with a feature tiled floor, electric shower, pedestal wash hand basin, close coupled WC, heated towel rail, wall mounted electric down flow heater, shaver light, ceiling light.

Bedroom 2
c.10'8 x 9'
With a double glazed window to the rear aspect, wall mounted electric panel heater, ceiling light.



Outside

To the front of the property there is a gated driveway providing ample parking and giving access to a single garage with up and over door power and lighting, there is access to a lawn with flower bed borders housing a variety of mature trees shrubs and flowers, the rear garden is fully enclosed and offers a generously proportioned patio, giving access to a lawn and further gravelled patio seating area, with numerous flowerbeds housing a large variety of mature trees, shrubs and flowers, there is outside lighting, outside water supply, a part brick greenhouse, 2 garden brick built sheds, a wooden workshop and summerhouse both with power and light, with side access gate.

Council Tax Band: - C

Construction: - Part non standard and part standard construction under a tiled roof.

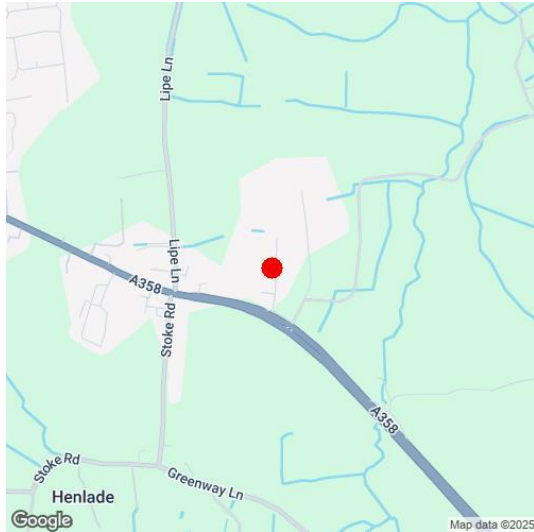
Utilities: - Mains electric, water and drainage. Solar panels

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Ruishton C of E.

Secondary School Catchment: - Heathfield School.





Directions

Head out of Taunton on the A38 towards Yeovil, go through Henlade to the start of the duel carridgeway and turn left into the layby, Gravelands Lane will be found on your left.

Please note the following:

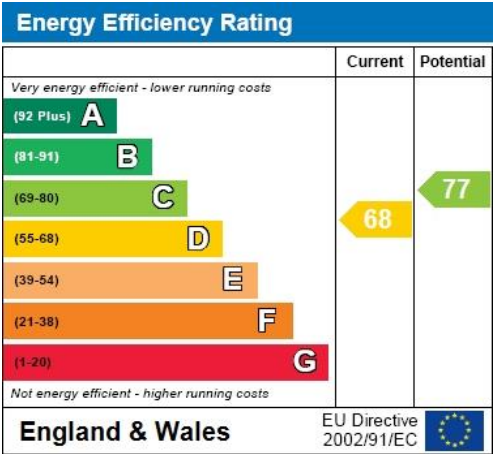
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating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

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Gravelands Lane, Henlade

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.

