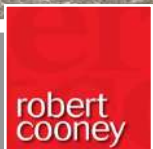




4 Vicarage Lawns Creech St. Michael, Taunton TA3 5EZ





An immaculately presented 4 bedrooomed detached house situated in this exclusive cul-de-sac within this popular village location 4 miles of the centre of Taunton updated throughout to a high specification with gardens to front and rear, double garage and driveway parking.





Features

- Entrance Hall
- Living Room with stone fireplace
- Kitchen / Breakfast Room with white quartz worktops, inset Belfast sink, integrated appliances including fridge, freezer, dishwasher, wine cooler and French doors to garden
- Conservatory with French doors to garden
- Study
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- 3 Further Bedrooms
- Family Bathroom

- Gardens to front and rear
- Double Garage and driveway parking

- Gas central heating
- Double glazing

- Council tax band F

- What3words:
///café.steady.trousers







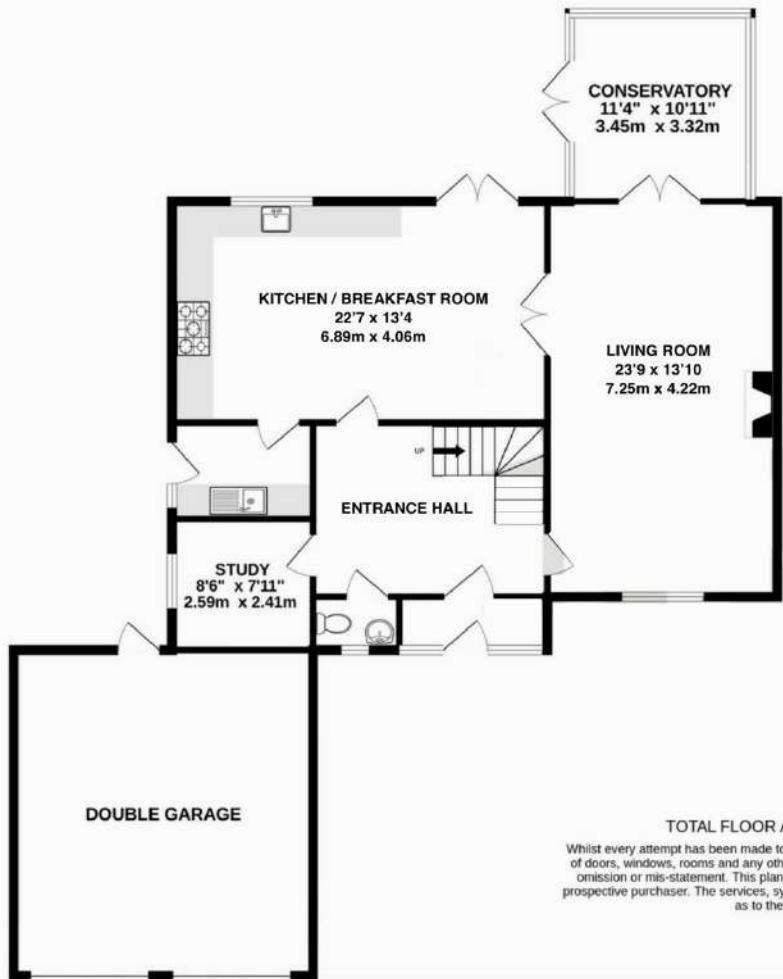
Vicarage Lawns is situated within easy reach of the centre of Taunton, the County Town of Somerset. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station within 4.4 miles away linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

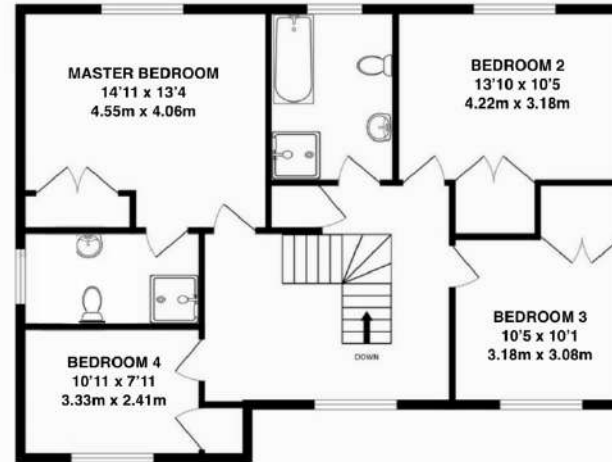
Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 2320 sq.ft. (215.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly through the selling agents:

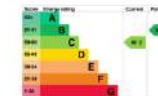
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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**

