



Spinneyfield, 13 Highlands Taunton TA1 4HP

robert
cooney



In a large private plot extending to 0.323 acre and located in the exclusive Highlands in Sherford, within easy reach of the town centre and in Castle School catchment is this detached 4 bedroomed chalet bungalow with South West facing garden to rear, garaging, car port and driveway parking. No onward chain.





Features

- Entrance Porch
- Entrance Hall
- Living Room with French doors to garden
- Conservatory with French doors to garden
- Dining Room
- Kitchen with Rangemaster cooker
- Utility Room with door to garden
- Bedroom 2 with door to garden
- Bedroom 3 with fitted wardrobes
- Study with door to garage
- Family Bathroom
- Shower Room
- Master Bedroom on 1st Floor with Dressing Area and Ensuite Bathroom
- Further Bedroom on 1st Floor with lift to ground floor

- Private South West facing garden to rear of 0.323 acre
- Garage, car port and driveway parking

- Gas central heating
- Double glazing
- Castle School catchment

- Council tax band F

- What3words:
///manage.over.bared







Highlands is situated within easy reach of the centre of Taunton, the County Town of Somerset and within walking distance of Vivary Park.

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 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.



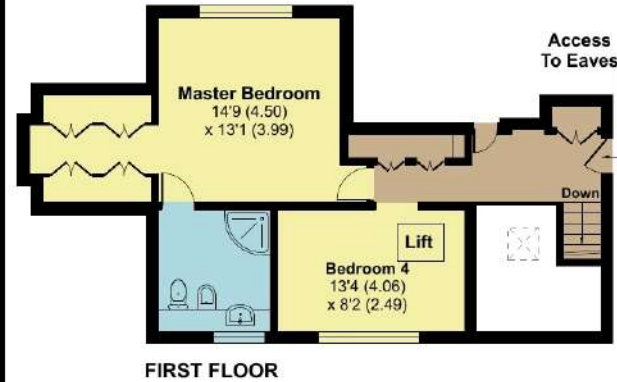
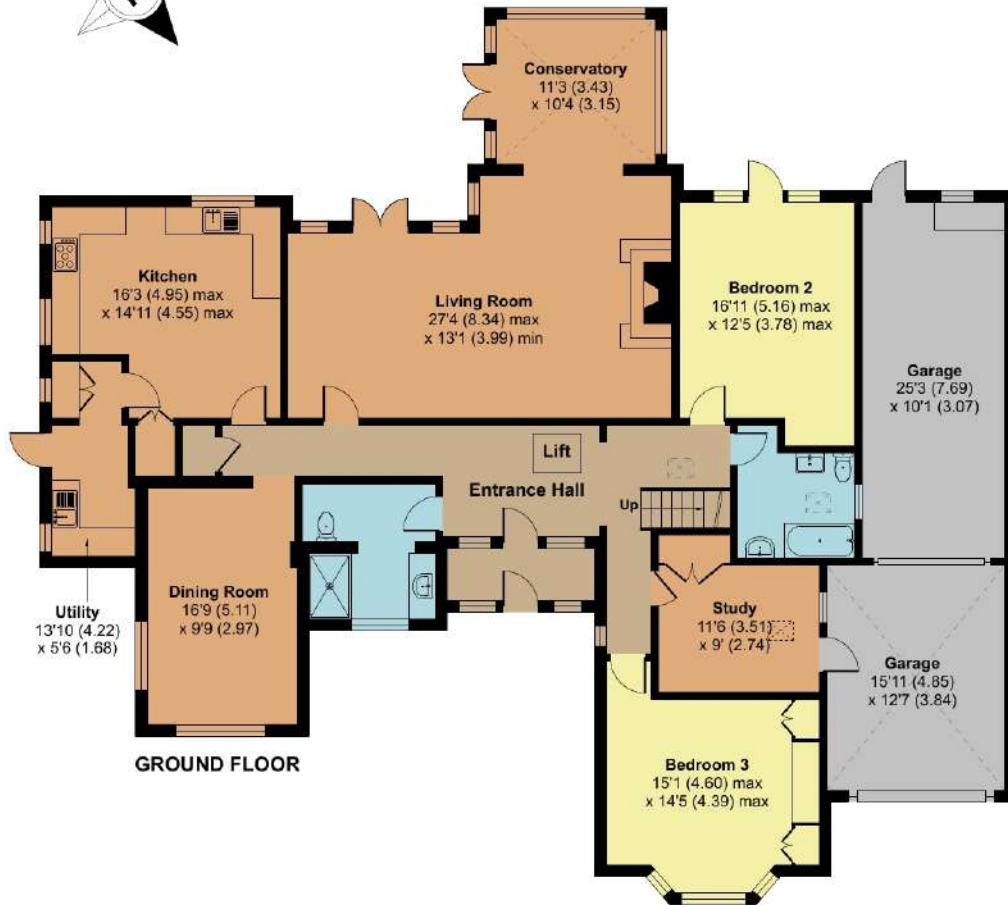
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Approximate Area = 2658 sq ft / 246.9 sq m

Garage = 465 sq ft / 43.2 sq m

Total = 3123 sq ft / 290.1 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfkhecom 2024. Produced for Robert Cooney. REF: 1123632

Area	Energy Rating	Current	Potential
101	A		
102	B		
103	C		
104	D		
105	E		
106	F		
107	G		

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.

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