



An immaculately presented 4 bedroomed detached house on this popular development just 1.2 miles North of the town centre offering good sized, flexible accommodation with 34'1 Fitted Kitchen / Dining Room and 2 reception rooms, gardens to front and rear, double garage and private gated driveway with ample parking.









## **Features**

- Entrance Hall
- Sitting Room
- Living Room
- 34'1 Fitted Kitchen / Dining Room with oak flooring, granite worktops, Samsung ovens including main oven, combi oven with microwave and grill, integrated dishwasher and wine chiller and door to Conservatory
- Utility Room with door to garden
- Conservatory with double French doors to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 further Bedrooms, Bedroom 2 with fitted wardrobes
- Family Bathroom with separate shower
- · Gardens to front and rear
- Double garage and private gated driveway with ample parking
- Gas fired central heating
- Double glazing
- · Council tax band F
- What3words: //magic.listed.clubs

















Peile Drive is situated just 1.2 miles from the centre of Taunton, the County Town of Somerset.

Taunton 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.





## 61 Peile Drive, Taunton, TA2 7SZ

Approximate Area = 1896 sq ft / 176.1 sq m Garage = 251 sq ft / 23.3 sq m Total = 2147 sq ft / 199.4 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

## **Robert Cooney**

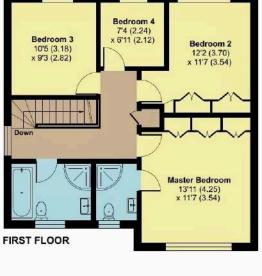
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## **GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Robert Cooney. REF: 1153605

16'2 (4.94) x 15'9 (4.80)

