



Linus Howleigh Lane, Blagdon Hill, Taunton TA3 7SW



Situated in Blagdon Hill within 4 miles of the town centre and with extensive South facing views to the Blackdown Hills is this spacious contemporary 4 double bed roomed house occupying 2,516 sq ft in all, designed and built to the highest specification with double garage and ample driveway parking. No onward chain.





## Features

- Entrance Hall with oak and glass wrap around balcony with LED night sensor lights
- Living Room with woodburner
- Open Plan Kitchen / Dining room with electric extractor fan, 2 double ovens, integrated full height fridge and full height freezer, dishwasher, Quooker boiling tap with filtered drinking water, granite worktops, electric blinds, woodburner and bi-fold doors to garden
- Utility Room
- Study with storage cupboard
- Dining / Play Room
- Cloakroom
- Master Bedroom suite with shoe cupboard, dressing room, ensuite shower room and French doors to balcony with views towards Quantock Hills
- Bedroom 2 with ensuite shower room, fitted wardrobes and French doors to balcony with views towards Quantock Hills
- 2 further double bedrooms with fitted wardrobes
- Family Bathroom with separate shower
- Enclosed garden to rear with views of surrounding countryside
- Double garage with ample driveway parking and electric car charging ports
- Heating by latest generation Daikin air source heat pump with RHI payments over £1,200 pa for 5 years
- Underfloor heating on ground and first floor
- 7 years remaining house insurance
- Double glazing
- Castle School catchment
- Council tax band G
- What3words location: taller.cheering.crab







Linus is situated in the foothills of the Blackdown Hills in the village of Blagdon Hill with its thriving village community, pub and playing fields.

The nearby village of Trull provides excellent amenities including Parish Church, bustling shop, Post Office, garage, tennis club, primary school and regular shuttle bus service to Taunton town centre.

Taunton, the County Town of Somerset, is situated within 4 miles with its shopping centre and County Cricket Ground.

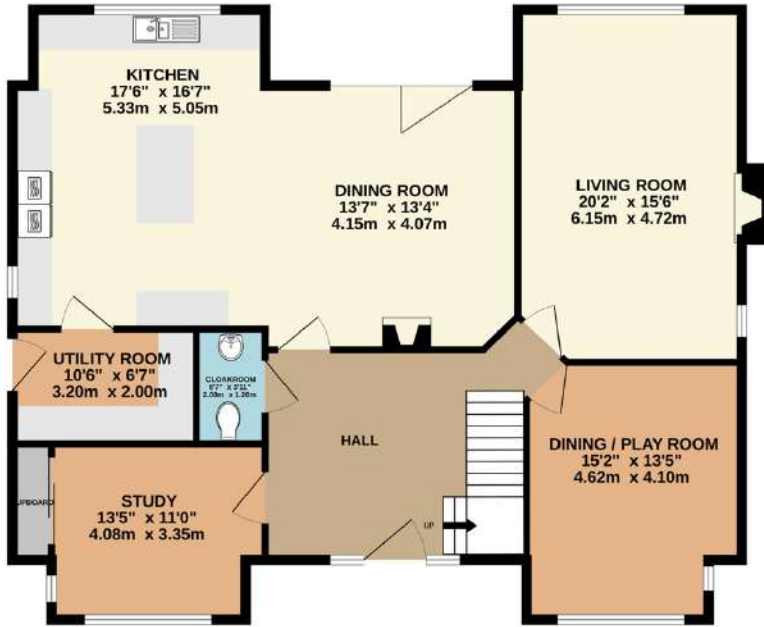
Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

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.

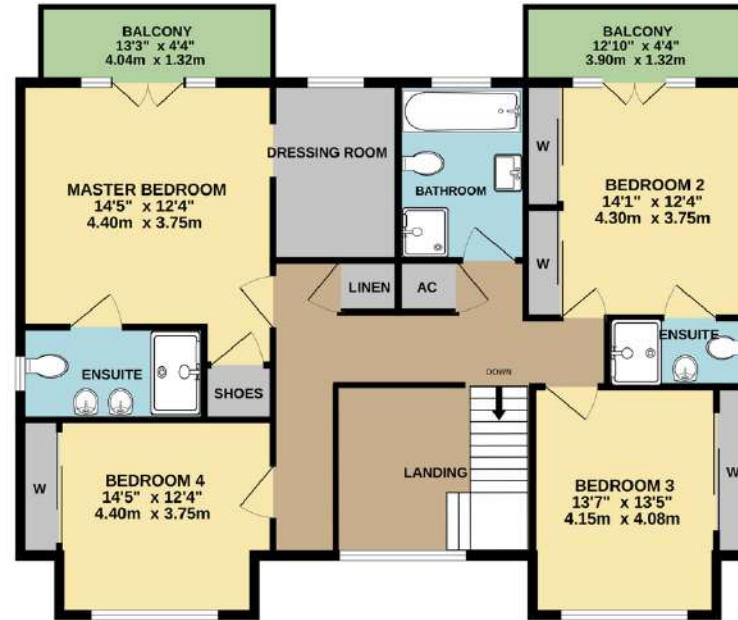
For rural pursuits, the surrounding countryside is well known for its footpaths and bridleways which are easily accessible from the property.



GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.8 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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