

Dwellys Drove House Creech Heathfield, Taunton TA3 5EG





A fully renovated 4 bedroomed detached Georgian house on the edge of the village and within 4.5 miles of the centre of town combining original period features with a contemporary style benefitting from good sized established garden, useful outside store, workshop and ample driveway parking.







## **Features**

- Entrance Hall with tessellated tiled floor
- Family / Dining Room with multifuel woodburner
- Fitted Kitchen with Rangemaster RMS Dual Fuel Cooker - five gas burner hob and double electric oven with separate grill
- Utility Room
- Living Room
- Family Bathroom
- Master Bedroom with WC
- 3 further Bedrooms
- Shower Room
- Study
- Established Garden with decking
- Workshop
- Store
- Ample driveway parking
- Gas central heating
- Double glazing
- Council tax band E
- What3words:
  ///nuzzled.transmit.extremely







Dwellys Drove House is situated within 4.5 miles of the centre of Taunton, the County Town of Somerset.

The town is a bustling, forwardlooking 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.







Certified

Property

Measurer

## **Dwellys Drove House, Creech Heathfield, Taunton, TA3 5EG**

Approximate Area = 1968 sq ft / 182.8 sq m Outbuilding = 205 sq ft / 19 sq m Total = 2173 sq ft / 201.8 sq m For identification only - Not to scale



Viewing strictly through the selling agents:

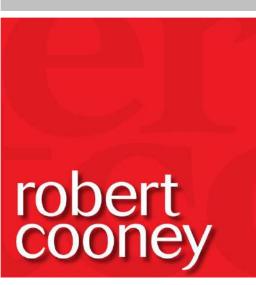
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Bedroom 4

10'6 (3.20)

x 5' (1.52)

Study

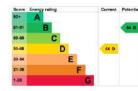
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecorn 2024. Produced for Robert Cooney. REF: 1162220

GROUND FLOOR

Family / Dining Room 25'10 (7.87) x 12'5 (3.78)

> 10'2 (3.10) x 7'1 (2.16) OUTBUILDING

Store



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.

Living Room 14'6 (4.42) x 13'6 (4.11)

