



Canonsgrove Close Trull, Taunton TA3 7PD



In this rural location adjacent to open fields within easy reach of Trull with its excellent range of amenities and just 3 miles to the centre of town is this well presented extended 3 / 4 bed roomed detached house with good sized gardens, garage and driveway parking.





## Features

- Entrance Hall
- Fitted Kitchen with Neff oven
- Conservatory with French doors to garden
- Dining Room
- Living Room with open fireplace and door to garden
- Study with door to Garage
- Utility Room
- Cloakroom
- Master Bedroom with Ensuite Bathroom
- Bedroom 2 with fitted wardrobes and door to Dressing Room / Bedroom 4
- Bedroom 3 with fitted Wardrobes
- Family Bathroom with separate shower
  
- Good sized gardens with countryside views
- Garage and driveway parking
  
- Oil fired central heating
- Double glazing
  
- Castle School catchment
  
- Council tax band G
  
- What3words:  
[///websites.expired.snowy](https://www.what3words.com/)







Canonsgrove Close is situated near the village of Trull, within 3 miles of the centre of Taunton, the County Town of Somerset.

Trull provides excellent amenities including parish church, thriving shop, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre. Taunton is readily accessible with a wide range of shopping facilities and Somerset County Cricket Ground.

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

Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.



# Canonsgrove Close, Trull, Taunton, TA3 7PD

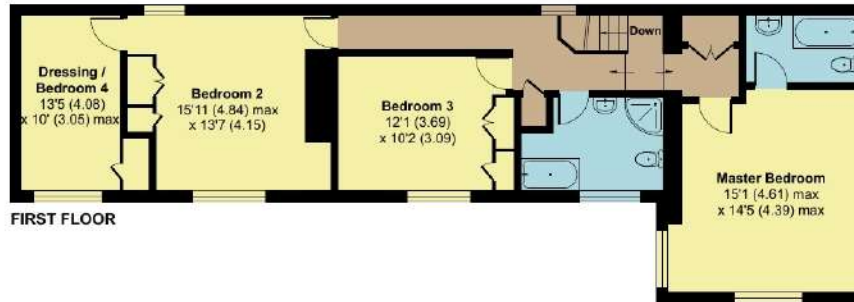
Approximate Area = 2341 sq ft / 217.4 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 2572 sq ft / 238.8 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

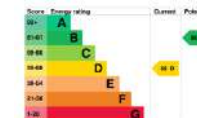
E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1174695



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**robert  
cooney**

