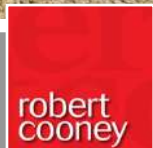




Lyncombe East Lyng, Taunton TA3 5AU







In this popular village on the Somerset Levels within 8.2 miles of the centre of Taunton is this well presented 4 bedrooomed detached chalet bungalow recently renovated and extended providing flexible accommodation including an annexe ideal for multi-generational occupation. Enclosed garden to rear with Games Room / Bar, covered entertainment area, garage and ample driveway parking, the whole amounting to about 0.25 acre. No onward chain.







## Features

- Entrance Hall
- Living Room with woodburner
- Dining Room
- Fitted Kitchen with Range style cooker and door to garden
- Sewing Room
- Kitchenette
- Sitting Room with French doors to garden
- Shower Room
- Cloakroom
- Bedroom 3
- Bedroom 4
- Master Bedroom with walk-in wardrobe, Ensuite Shower Room and Velux windows
- Further Double Bedroom with Velux window
- Family Bathroom
  
- Enclosed garden to rear with Games Room / Bar, covered entertainment area and views towards surrounding countryside
- Garage and ample driveway parking
  
- Oil fired central heating
- Double glazing
  
- Council tax band D
  
- What3words:  
///punctured.beads.visits













Lyncombe is situated in the village of East Lyng within 8.2 miles of Taunton and 3.2 miles of North Curry.

North Curry provides excellent amenities including primary schooling, café, post office, convenient store and health care.

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 also 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.





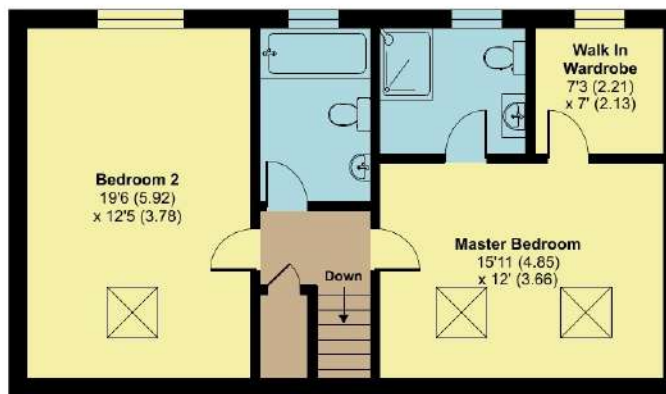
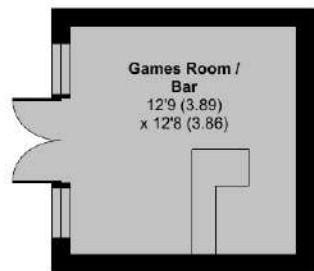
# Lyncombe, East Lyng, Taunton, TA3 5AU

Approximate Area = 2049 sq ft / 190.3 sq m

Outbuilding = 161 sq ft / 15 sq m

Total = 2210 sq ft / 205.3 sq m

For identification only - Not to scale

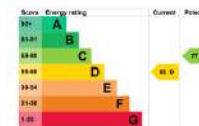


GROUND FLOOR

FIRST 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: 1178708



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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