



7 Patricks Way Trull, Taunton TA3 7HQ

robert  
cooney



A well-presented 3 double bedroomed detached bungalow with double garage, driveway parking and good sized gardens in this highly sought after private cul de sac location conveniently situated within easy walking distance of the centre of Trull and its amenities and just 2.2 miles to the centre of Taunton. No onward chain.





## Features

- Entrance Hall
- Living Room
- Dining Room with door to garden
- Kitchen with DeLonghi Cooker
- Breakfast Room
- Utility Room with Cloakroom
- Master Bedroom
- 2 further double Bedrooms, Bedroom 3 with washbasin
- Family Shower Room
- Enclosed West facing garden to rear with Greenhouse and Shed
- Double Garage and ample driveway parking
- Gas central heating
- Double glazing
- The Castle School catchment
- Council tax band E
- What3words:  
///equipping.roof.proofread







The village of Trull provides excellent amenities all within walking distance including parish church, thriving shop, popular local pub, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre.

Taunton, situated within 2.2 miles 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.



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Approximate Area = 1443 sq ft / 134 sq m (excludes shed)

Garage = 388 sq ft / 36 sq m

Outbuilding = 200 sq ft / 18.5 sq m

Total = 2031 sq ft / 188.5 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

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Somerset TA1 4AW

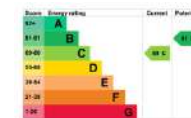
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1284327



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