



**FOR SALE**

**Guide Price £395,000**

**The Leat,**



## The Leat,

A beautifully presented 4 bedroom 1 being en-suite detached family home, situated in a much sought-after village location, positioned at the end of a quiet cul-de-sac with lovely open countryside views, the property boasts a sitting room, dining room, a superb kitchen, family bathroom, double glazing, gas central heating, fully enclosed garden and garage.





## Accommodation

Front door opening to:-

### Dining Room

c.16'7 x 11'2 (5.05m x 3.40m)

With double glazed windows to the front and rear aspects, exposed wooden floor, radiator, ceiling light, door through to:-

### Sitting Room

c.16'7 x 15'4 (5.30m x 4.67)

With 2 double glazed windows to the front aspect enjoying open countryside views, a further double glazed window to the side aspect, gas real flame fire with decorative surround, exposed wooden floor, 2 radiators, stairs to the first floor accommodation, 2 ceiling lights, under stairs storage cupboard, door to:-

### Kitchen

c.17'5 x 8'8 (5.30m x 2.64m)

With a double glazed window to the rear aspect, double glazed patio door to the rear garden and further glazed door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double sink unit with mixer tap, space and point for a range cooker with extractor cooker hood over, tiling to splash prone areas, built-in dishwasher and washer/dryer, wine rack, wall mounted gas boiler for the hot water and central heating, 2 ceiling lights.





### Landing

With access to the loft space, ceiling light, built-in airing cupboard, doors to:-

### Bedroom 1

c.12'3 x 11'3 (3.73m x 3.42m)

With a double glazed window to the front elevation enjoying far reaching open countryside views, radiator, built-in wardrobe, ceiling light, door to:-

### En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, extractor fan and ceiling light.

### Bedroom 2

c.11'2 x 10'8 (3.40m x 3.25m)

With double glazed windows to both rear and side elevations, radiator, ceiling light.





### Bedroom 3

c.13'3 x 8'8 (4.03m x 2.64m)

With a double glazed windows to the front elevation enjoying far reaching open countryside views and a further double glazed window to the side elevation, radiator, ceiling light.

### Bedroom 4

c.8'6 x 8' (2.59m x 2.43m)

With a double glazed window to the front elevation again enjoying beautiful views across open countryside, radiator, ceiling light.



### Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light.

## Outside

To the front of the property there is an enclosed garden with a pathway to the front, garden pond and lawn with mature shrubs, this extends round to the side of the property offering a further variety of mature trees, shrubs and flowers, and the rear garden is fully enclosed and offers a patio giving access to a lawn, rear and side access gates, built-in barbecue and pizza oven, a further patio to the side with pathway to the rear access gate and a single garage, with power and lighting.

Council Tax Band: - E

Construction: - Re-Constituted stone under a tiled roof with double glazing.

Utilities: - Mains electric, gas water and drainage.

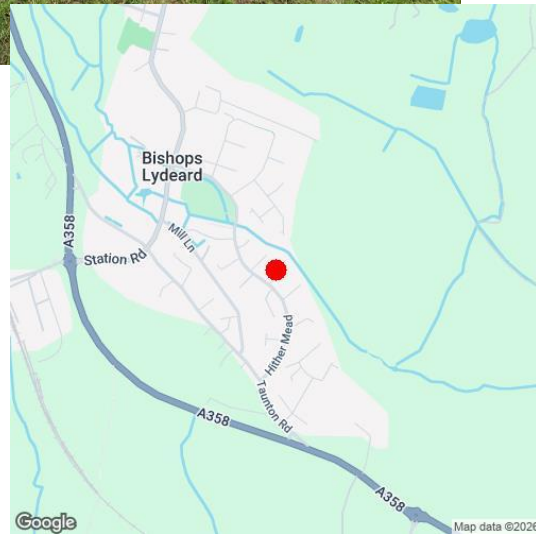
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Bishops Lydeard C of E

Secondary school Catchment: - Kingsmead



AWAITING EPC



### Directions

From Taunton head out on the Minehead road from the Cross Keys Public House, turn right for Bishops Lydeard and right again into Hither Mead and right into The Leat, the property will be found at the end of the cul-de-sac.

### **Please note the following:**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

# The Leat, Taunton

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

