

STAGS

Apeldoorn

Apeldoorn New Road

Trull, Taunton, TA3 7NJ

A superb family home offering spacious living, countryside views and an exceptional private garden ideal for outdoor living and entertaining.

- Four Double Bedrooms
- Open-Plan Living
- Approx. 0.24 Acre Plot
- Secluded Private Road
- Council Tax Band E
- Countryside Views
- Extensive Garden
- Garage & Driveway
- Freehold

Guide Price £525,000

SITUATION

Enjoying a private road setting within the highly sought-after village of Trull, approximately two miles south of Taunton, the property combines the convenience of town living with easy access to the surrounding countryside, including the Blackdown Hills Area of Outstanding Natural Beauty.

Trull offers an excellent range of amenities including a well-regarded primary school, village stores and post office, community centre, garage and pub. Taunton provides a comprehensive selection of shopping, leisure and educational facilities, together with excellent transport links, including a mainline rail service to London Paddington, access to the M5 motorway and international airports at Exeter and Bristol.







ACCOMMODATION

The kitchen is fitted with a range of wall and base units together with an electric oven, gas hob and extractor hood over. A breakfast bar provides an informal dining area and there is space for a range of appliances. The single garage, being larger than average, provides useful utility space, whilst retaining excellent storage with power, lighting and an electric roller door. The heart of this home is the impressive open-plan sitting/dining room, creating an excellent family and entertaining space. Centred around a fireplace with wood-burning stove, the room enjoys an abundance of natural light from windows and sliding patio doors which frame attractive views across the rear garden and adjoining countryside.

On the first floor are four well-proportioned double bedrooms, two of which benefit from built-in wardrobes. The internal doors have recently been replaced with attractive solid oak doors throughout the upper floor. The family bathroom is fitted with a large walk-in shower, WC and wash hand basin, whilst an airing cupboard provides additional storage. Access is also available to a fully boarded and carpeted loft space, complete with power, lighting and a gable-end window enjoying delightful views over the garden and surrounding hills.

OUTSIDE

The South-Easterly facing rear garden is a notable feature of the property. Accessed directly from the sitting/dining room, a raised terrace provides an ideal setting for outdoor dining and entertaining, with steps descending to an extensive lawned garden. Extending to approximately 60 metres in length, the garden is enclosed by mature hedging, affording a high degree of privacy. Approximately halfway along, the plot widens considerably, creating a variety of seating areas designed to enjoy the sun throughout the day. The garden is further enhanced by a selection of fruit trees and a characterful brick-built outbuilding. To the front of the property, a driveway and parking for three vehicles, whilst a side pathway offers convenient pedestrian access between the front and rear gardens.

SERVICES

All mains services connected. Gas central heating. Mobile signal good outdoors and in-home with Standard, Superfast and Ultrafast broadband available (information via Ofcom). Please note Stags have not tested the services.

DIRECTIONS

What3Words: ///startles.blurs.rate



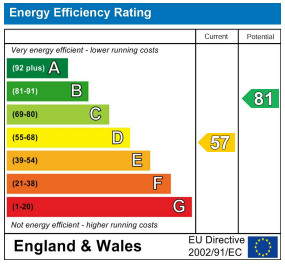




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

