



**WARE & CO**  
estate and letting agents

**Cilicia, North End, Creech St. Michael – TA3 5ED**  
**£499,950**

## Cilicia, Creech St. Michael

- Substantial detached bungalow in a desirable village location
- Flexible accommodation with up to five bedrooms
- Spacious living room and separate dining room
- Conservatory overlooking the rear garden
- Fitted kitchen/breakfast room and utility room
- Four-piece family bathroom and separate shower room/WC
- Extensive loft room with light and power, offering further potential (STPP)
- Large driveway providing ample off-road parking
- Detached single garage with adjoining workshop
- Enclosed rear garden with summerhouse, shed, and greenhouse

**TENURE** Freehold

**TOTAL FLOOR AREA** 153 sq.m.

**COUNCIL TAX** Somerset Council Tax Band E. Charges payable for 2026/27 - £3,026.77

**SERVICES** Main services of electricity, water and drainage are connected. Oil fired central heating. Broadband speeds of upto 80mbps and variable/good mobile signal across the four main networks.

EPC Energy Efficiency Rating: D





An exceptionally spacious and versatile detached bungalow, *Cilicia* occupies a generous plot in the sought-after village setting of Creech St. Michael. Offering extensive off-road parking, a detached garage with adjoining workshop, and a beautifully maintained rear garden, this substantial home provides flexible accommodation ideal for growing families or those seeking single-level living with additional potential.

The property is well presented throughout and benefits from a thoughtfully arranged layout, with multiple reception rooms and up to five bedrooms, alongside a large loft room offering further scope for extension (subject to the necessary permissions).

The bungalow is approached via an entrance porch leading into a welcoming hallway. The principal living room provides a comfortable and light-filled space, complemented by a separate dining room, ideal for entertaining.

A well-appointed fitted kitchen/breakfast room features integrated appliances, with a good-sized utility room conveniently located off. A conservatory to the rear enjoys pleasant views over the garden and offers an additional reception area.

The property offers four well-proportioned bedrooms, with a further study/bedroom five, allowing flexibility for home working or guest accommodation. The bungalow is served by a four-piece family bathroom and a separate shower room/WC.

A standout feature is the extremely spacious loft room, accessed from one of the bedrooms, with roof lights, electric light and power already connected. This space offers excellent potential for further development into additional accommodation, subject to the necessary consents.



## GARDEN

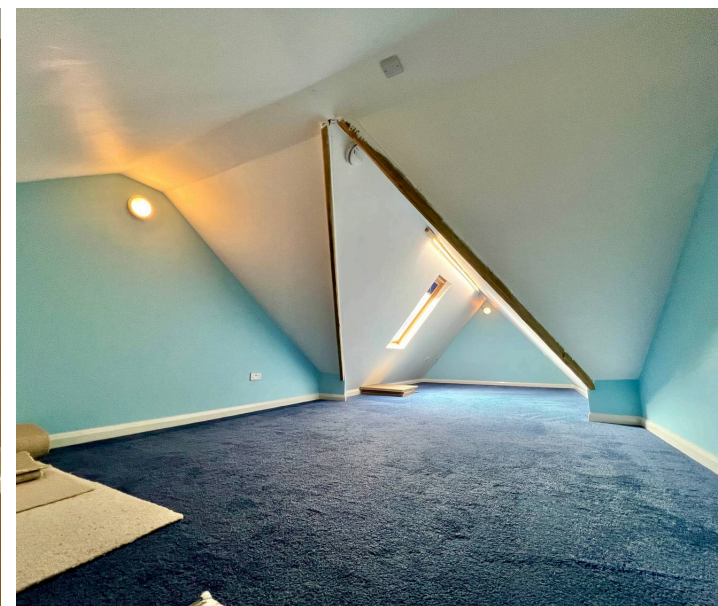
To the front, the property benefits from extensive driveway parking for multiple vehicles, leading to a detached single garage and adjoining workshop, ideal for storage, hobbies, or further practical use.

The enclosed rear garden is laid mainly to a level lawn with well-stocked borders. Additional features include a summerhouse, garden shed, and greenhouse, creating a superb outdoor environment for both relaxation and gardening enthusiasts.

## THE AREA

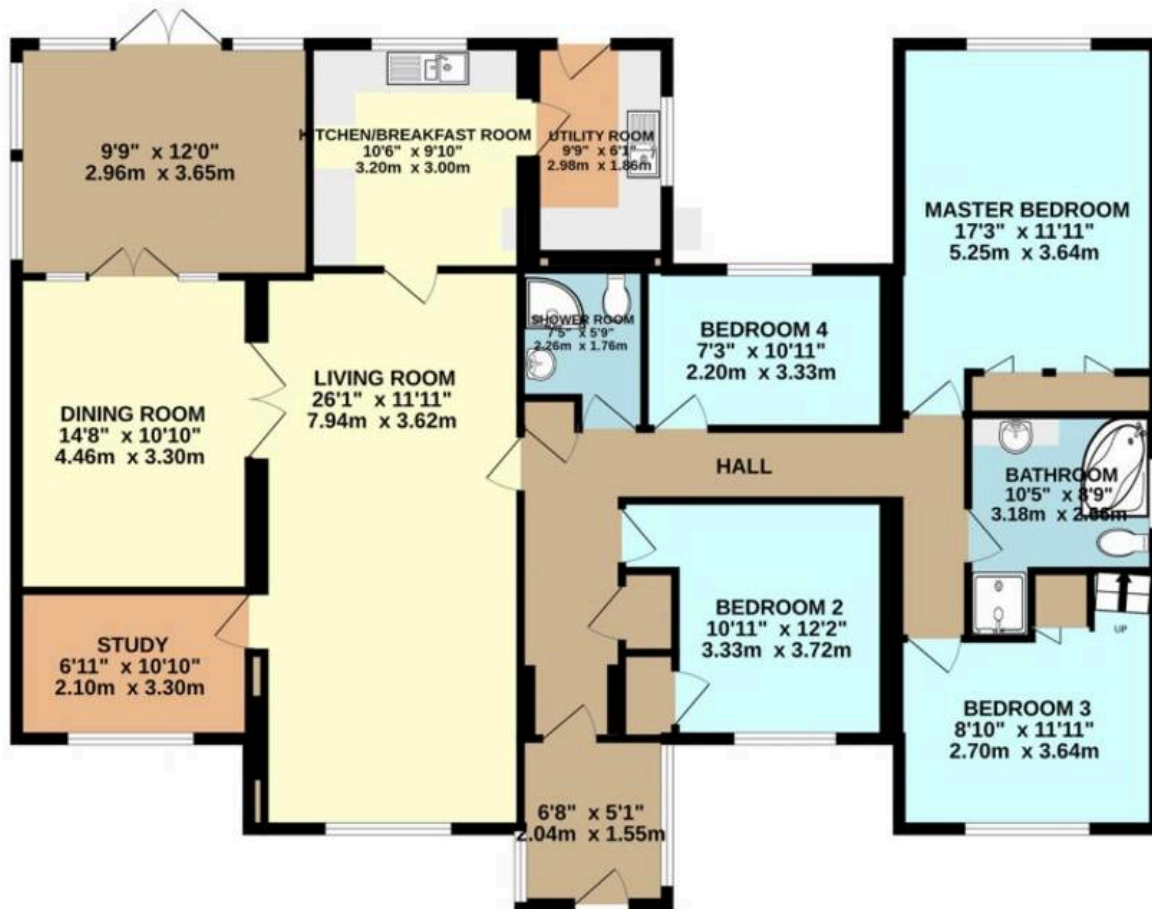
Creech St. Michael is a highly regarded and well-served village situated just a short distance to the east of Taunton. The village offers a strong sense of community alongside a range of everyday amenities including a village shop, primary school, parish church, and a popular pub.

The area is particularly attractive for those who enjoy outdoor pursuits, with the nearby **Taunton to Bridgwater Canal** providing scenic walking and cycling routes. Excellent transport links are easily accessible, with junction 25 of the M5 motorway close by, as well as Taunton's mainline railway station offering direct services to London Paddington.

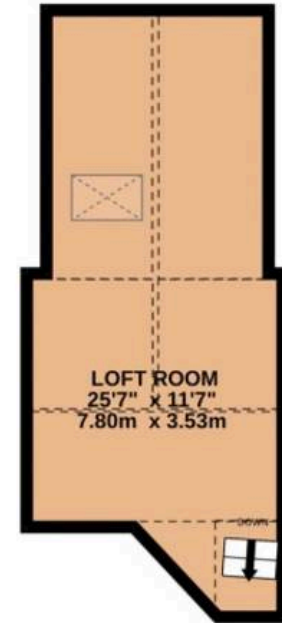




GROUND FLOOR  
1735 sq.ft. (161.2 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 sq.m.) approx.  
Illustration for identification only - not to scale, square footage shown is approximate



**Ware & Co**

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • [info@wareandco.com](mailto:info@wareandco.com) • [www.wareandco.com](http://www.wareandco.com)

