



Poole View

Gravelands Lane, Henlade, Taunton, Somerset, TA3 5DL

James
Gray

ESTATE AGENTS

A deceptively spacious 4 bedroom detached chalet bungalow with potential to create a separate 3 bedroom annexe, or provide a 7 bedroom property, and occupying a tucked away location close to jcn 25 of the M5 motorway.



4 bedroom detached chalet bungalow with 3 bathrooms

- Living room, dining room, kitchen and utility room
- Separate part-converted annexe with potential to provide 3 bedrooms, shower room and kitchen/living room
- Wrap around gardens with summer house
- Large driveway providing ample parking
- Detached double garage with loft store over
- Tucked away location, close to jcn 25 of the M5 motorway

Services

Mains water, electricity and drainage. Oil-fired central heating

EPC rating

Band D (55)

Council tax

Currently Band E

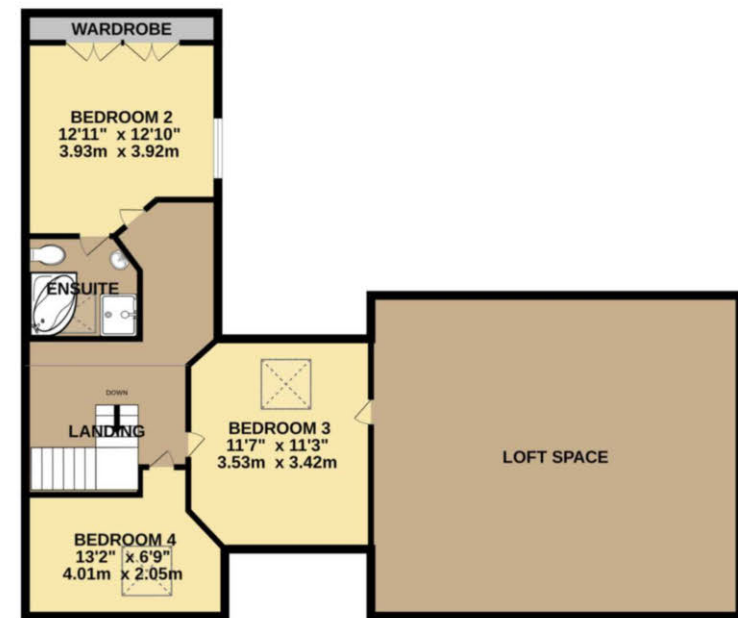




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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