

for sale

offers in excess of **£425,000**



Waterleaze Taunton TA2 8PX

Connells are proud to bring to the market this exceptional DETACHED double fronted 4 bedroom family home, immaculately maintained and offering flexible living throughout, Ideally positioned within the popular Maidenbrook Farm development. An early viewing is **STRONGLY RECOMMENDED**.



Waterleaze Taunton TA2 8PX

Front Door

Leading to...

Entrance Hall

Radiator, built-in understairs cupboard, and stairs leading to the first floor.

Cloakroom

Comprising a low-level WC, pedestal wash hand basin with mixer tap, obscure double-glazed window to the rear and radiator.

Living Room

Double-glazed windows to the front, radiators, and French doors opening into the conservatory. Feature electric fireplace, TV point, and built-in sound system.

Dining Room

Window to the front, radiator, and open access to the kitchen.

Kitchen

Double-glazed windows to the rear with access to the conservatory. Radiator. A spacious and light kitchen featuring a good-sized central island. Integrated appliances include a fridge freezer, dishwasher, and washing machine.

Conservatory



A superb addition to the property, this pitched-roof, double-glazed conservatory enjoys pleasant views over the garden. Featuring tiled flooring with underfloor heating, radiators, power sockets, and lighting. Double doors provide direct access to the garden.

First Floor Landing

Access to loft via attic hatch, partially boarded loft, and airing cupboard.

Bedroom One

Double-glazed window to the front, radiator, built-in cupboard, and door leading to the en-suite.

Ensuite Shower Room

Suite comprising a low-level WC, bidet, and pedestal wash hand basin with splashback tiling. Walk-in shower. Obscure double-glazed window to the rear, radiator, extractor fan, and heated towel rail.

Bedroom Two

Double-glazed window to the front, radiator, built-in wardrobe, and door leading to the en-suite.

Ensuite Shower Room

Suite comprising a low-level WC, pedestal wash hand basin, and walk-in shower. Radiator and extractor fan.

Bedroom Three

Double glazed windows to front. Radiator. Recessed double wardrobe.

Bedroom Four

Double-glazed window to the rear and radiator.

Rear Garden

A well-maintained, private, enclosed south-facing garden, laid to patio and lawn, with side access and a wooden shed for storage.

Garage

Tandem double garage with power, lighting, and sockets, featuring an electric door and a side door providing access to the garden.

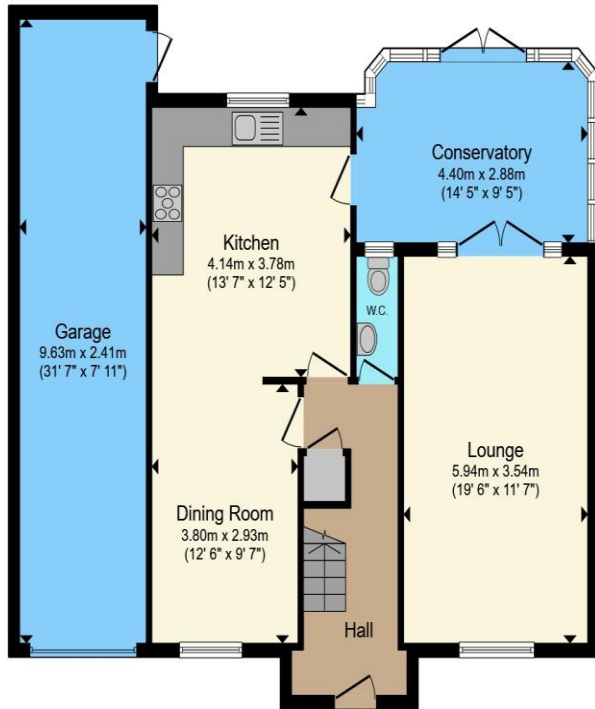
Parking

Driveway providing parking for multiple vehicles.

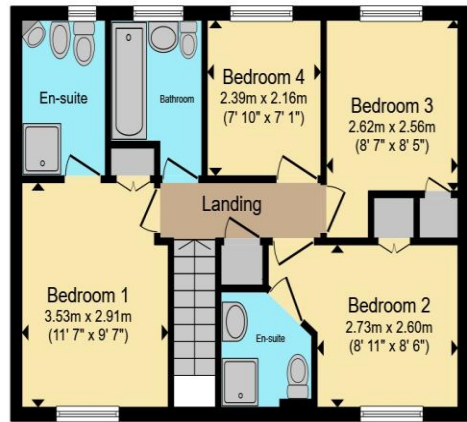
Agent's Note

The property benefits from fully owned solar panels and a fully operational security system. The windows were replaced a few years ago.





Ground Floor



First Floor

Total floor area 145.6 m² (1,568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



directions to this property:

From Taunton at the 'Wickes' roundabout proceed in a Northerly direction over the O'Bridge viaduct taking the third exit at the adjoining roundabout. Another roundabout will soon be reached, again take the third exit and proceed into Waterleaze. Turn left at the 'T' junction and bear round to the right where the property will soon be seen on the right hand side.

To view this property please contact Connells on

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 TAUNTON TA1 3PR

Property Ref: TTN313743 - 0003

Tenure:Freehold EPC Rating: A

Council Tax Band: E

view this property online
connells.co.uk/Property/TTN313743



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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