



GIBBINS RICHARDS   
Making home moves happen

Crossmoor Meadows, East Lyng, Taunton TA3 5AU

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## THE PROPERTY

This well presented four bedroomed detached house is located in the village of East Lyng, just 8 miles from Taunton. The spacious accommodation includes a welcoming entrance hall, sitting room, kitchen/diner, utility room and a study. On the first floor you will find four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a separate family bathroom. Externally, the property boasts a double garage, a garden room, and extensive wraparound gardens. Crossmoor Meadows enjoys a southerly aspect across neighbouring countryside and the house is positioned in the middle of a good sized plot of level and secluded gardens.

Tenure: Freehold / Energy Rating: E / Council Tax Band: F

Situated in the village of East Lyng, this property offers the perfect blend of countryside living and convenient access to nearby villages. Just a short drive from Taunton, East Lyng is a picturesque village surrounded by rural landscapes. The accommodation has oil fired central heating, private drainage and is double glazed throughout.



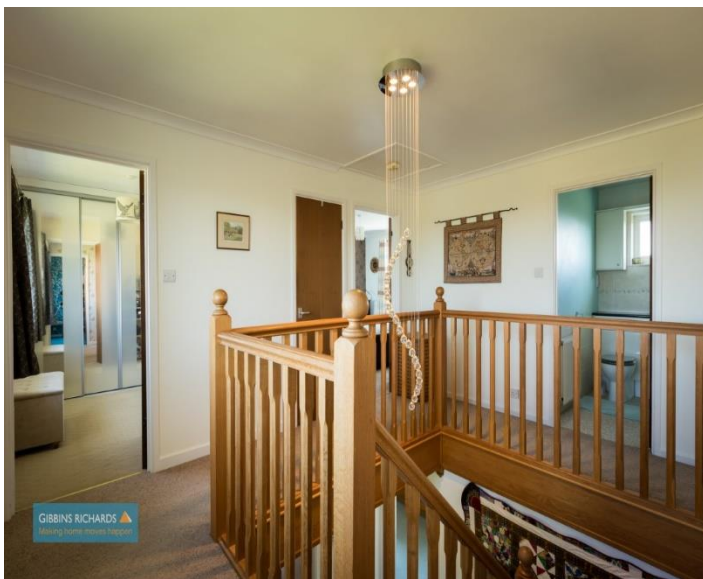


**DETACHED HOUSE**  
**FAR REACHING VIEWS ACROSS THE SOMERSET LEVELS**  
**LARGE RECEPTION ROOM**  
**STUDY**  
**DOWNSTAIRS CLOAKROOM**  
**FOUR BEDROOMS**  
**EN-SUITE SHOWER ROOM**  
**LARGE DRIVEWAY AND DOUBLE GARAGE**  
**MULTI-PURPOSE GARDEN ROOM**  
**LARGE WRAP-AROUND GARDENS**  
**OIL FIRED CENTRAL HEATING**

**ACCOMMODATION**

Entrance Hall	10' 5" x 9' 3" (3.18m x 2.83m)
Cloakroom	5' 0" x 4' 5" (1.52m x 1.35m)
Sitting Room	22' 7" x 11' 3" (6.88m x 3.43m)
Office	11' 4" x 7' 7" (3.46m x 2.32m)
Kitchen/Diner	20' 8" x 13' 0" (6.29m x 3.96m)
Utility Room	13' 10" x 5' 6" (4.21m x 1.68m)
First Floor Landing	13' 1" x 11' 3" (3.98m x 3.42m) Airing cupboard.
Bedroom 1	11' 9" x 10' 10" (3.59m x 3.30m) Built-in wardrobes.
En-suite	7' 0" x 5' 4" (2.14m x 1.63m)
Bedroom 2	10' 10" x 8' 4" (3.30m x 2.54m) Built-in wardrobes.
Bedroom 3	11' 3" x 10' 4" (3.43m x 3.15m) Built-in wardrobes.
Bedroom 4	11' 3" x 10' 6" (3.43m x 3.20m) Built-in wardrobes.
Bathroom	7' 3" x 7' 0" (2.22m x 2.14m)





## Outside

To the front of the property is an area of lawned garden, driveway parking for multiple cars leading to a double garage 18' 3" x 17' 3" (5.57m x 5.26m) with electric roller doors. Stunning and private southerly rear garden which backs onto open countryside, laid to lawn with borders and a variety of mature trees and shrubs, paved patio area under a glass canopy, outside lights and tap. The garden also contains a multi-purpose garden room 20' 8" x 10' 3" (6.30m x 3.12m).

GROUND FLOOR  
1276 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.5 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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