



Creech St. Michael –£355,000 Freehold

Linda Saunders | Estate Agents





## 9 Caray Grove Creech St Michael TA3 5TB

This is a wonderful opportunity to acquire a three-bedroom bungalow set within this popular village cul-de-sac on the eastern side of the county town of Taunton. The property is conveniently situated close to local amenities and provides easy access to the M5 motorway network. The property requires some internal updating but represents a great opportunity to put your own stamp on it.

The property briefly comprises; fitted kitchen, lounge with archway to the dining room, three bedrooms one with an en suite shower room, family bathroom and separate WC. There is a substantial L-shaped conservatory with power, light and heating. The property further benefits from gas central heating, and PVCu double glazing. Set on a good-sized plot there are attractive gardens front and rear, a block paved driveway leading to a single garage. In all, this property represents an increasingly rare opportunity as bungalows rarely come to market. An early inspection is advised. Available with no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Vestibule:** PVCu double glazed main door with matching side panels and security lighting. Tiled flooring, consumer unit, light and double-glazed door to: -

**Inner Hallway:** Cloak cupboard, airing cupboard housing the hot water tank, loft hatch, radiator, carpet as fitted and doors to all rooms.

**Lounge:** 14'02" x 11'08". PVCu double glazed window to front aspect, slate fronted feature fireplace with gas fire inset, triple radiator, and carpet as fitted. Archway into: -

**Dining Room:** 09'02" x 08'04". PVCu double glazed sliding patio doors opening into the conservatory, radiator and carpet as fitted.

**Conservatory:** 17'02" x 10'01". L-shaped maximum measurements. PVCu double glazed and set on a red brick dwarf wall with French Doors opening onto the rear garden, power, light, radiator and tiled flooring.

**Kitchen:** 09'08" x 14'0". PVCu double glazed window and door to rear aspect. There is a fitted kitchen with a range of matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary work surfaces with tiled splashbacks. Wall mounted gas boiler, larder cupboard. Plumbing for

automatic washing machine and space for fridge, freezer and cooker, radiator and vinyl flooring.

**Bathroom:** Window to rear aspect, panelled bath, wash hand basin, tiled walls, radiator, and vinyl flooring.

**WC:** PVCu double glazed window to rear aspect, low level WC, radiator and vinyl flooring.

**Master Bedroom:** 10'06" x 10'10". PVCu double glazed window to rear aspect with views of the garden, built in wardrobes, radiator and carpet as fitted. Door to: -

**En Suite Shower Room:** PVCu double glazed window to rear aspect, fitted two-piece suite

comprising; large shower cubicle, wash hand basin, low level WC, tiled walls, radiator and tiled flooring.

EPC Rating:

**Bedroom 2:** 11'10" x 09'09". PVCu double glazed window to front aspect, built in wardrobe, radiator and carpet as fitted.

**Bedroom 3:** 09'0" x 08'02". PVCu double glazed window to front aspect, radiator and carpet as fitted.

## OUTSIDE

To the front of the property is garden which is mainly laid to lawn with several mature shrubs and bushes. There is a block paved driveway leading to the single garage and providing off-road parking for several vehicles. There is a handy storeroom to the right-hand side of the front elevation. There is a personal access gate providing access to the rear garden. The rear garden is of a good size and fully enclosed and has a couple of seating areas from which to enjoy the mature gardens with its shrubs, trees, greenhouse and vegetable plot.

**Please Note:** These are preliminary details as we are awaiting their approval by our vendor.

Council tax band: **D**

Local authority reference number **1915670090**

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242  
Fax: 01278 425262 Email: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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