



GIBBINS RICHARDS
Estate Agents & Property Investors

West View, Meads Drove, Creech Heathfield, Taunton TA3 5EX
£375,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed semi detached home located in a tucked away position within the village of Creech Heathfield to the northeast of Taunton. The spacious and well-presented accommodation consists of an entrance porch, sitting room, utility, dining room and re-fitted kitchen/diner. To the first floor there are three well proportioned bedrooms with an en-suite to the main bedroom and a separate family bathroom. Externally the property benefits from driveway parking, a large garage and a private rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

This charming and extended property offers character with modern comforts, offering an ideal space for family living. Highlights include some oak flooring, exposed wooden beams, a superbly refitted kitchen with quartz worktops, and a sitting room complete with a log-burning stove. The main bedroom also benefits from a en-suite shower room. Outside, the property enjoys a private enclosed rear garden, as well as a large garage/workshop and generous off-road parking. Tucked away in a private no-through road, the home enjoys a peaceful position while remaining conveniently close to local amenities. The nearby village of Creech St Michael offers a primary school, post office, and general stores. Excellent transport links are within easy reach, including the M5 motorway and the Hankridge Farm retail centre, ideal for commuters and shoppers alike. The property is warmed by gas central heating, with the added comfort of a log-burning stove.

- SEMI DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- UTILITY ROOM
- EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING AND LARGE GARAGE/WORKSHOP
- PRIVATE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION





Entrance Porch

Sitting Room 18' 3" x 12' 3" (5.56m x 3.73m) Log burning stove. Storage cupboard.

Utility Room 6' 1" x 4' 7" (1.85m x 1.40m) Containing the gas fired boiler.

Dining Room 13' 1" x 12' 4" (3.98m x 3.76m) Doors to the rear garden.

Kitchen/Breakfast Room 14' 1" x 10' 3" (4.29m x 3.12m) Doors to the rear garden.

First Floor Landing

Bedroom 1 13' 1" x 12' 4" (3.98m x 3.76m) With a Juliette balcony.

En-suite 7' 6" x 4' 5" (2.28m x 1.35m) maximum.

Bedroom 2 11' 8" x 9' 5" (3.55m x 2.87m) maximum.

Bedroom 3 9' 3" x 9' 1" (2.82m x 2.77m)

Bathroom 14' 2" x 7' 9" (4.31m x 2.36m) maximum.

Outside Driveway parking to the front of the property and a garage 22' 0" x 16' 1" (6.70m x 4.90m) maximum. Private enclosed rear garden with an under cover patio area.



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1543 sq.ft. (143.3 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.

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