



CHURCH LANE

Bicknoller, Taunton, TA4 4EL

Price Guide £425,000

Tamlyns

PROPERTY DESCRIPTION

This semi-detached house within Bicknoller, Taunton. Situated at the start of Church Lane, on a secluded plot off the lane, the property offers a well presented and spacious versatile accommodation arranged over two floors.

Situation

SEMI DETACHED HOUSE*3 BEDROOMS*KITCHEN*DINING ROOM*STUDY*CONSERVATORY*PARKING FOR 4*GARAGE*VILLAGE LOCATION

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

On the ground floor the entrance porch leads to a dining room, kitchen with cupboard space for storage and a pantry, sitting room, conservatory and outside utility room. The sitting room has doors leading to the conservatory and a bay window to the rear garden. The kitchen provides a wide range of fitted units and work tops - with fitted under lighting and a breakfast bar area to eat & drink. With an impressive oven and cooker along with a dishwasher, the rest of the units are within the under stairs cupboard along with space in the pantry. Off the kitchen is the dual aspect dining room to host events or create a study.

The first floor comprises of two bedrooms and a family bath/shower room. Bedroom two aspect over looks the beautiful Quantock hills and scenery. The larger master bedroom has twin aspect window frontage with space for fitted wardrobe space and dressing area.

The outside space shows off the impressive larger than average garage/workshop with power and side door in to the rear garden. An additional study/bedroom off the back of the garage, insulated with power to add to it's versatile living. Space for multiple vehicles big & small which wraps around the property convening to the garage that can be comfortably parked. An outside utility room with plumbing, generous cupboard space and additionally room for all your white goods.

Accommodation

All sizes are approximate.

Entrance

Two double glazed windows to front doors to kitchen and dining room.

Utility Room

Separate outbuilding with plumbing for white goods and sink with power.

Kitchen

13'6" x 8'6" (4.136m x 2.598m)
Double glazed window to front, with upper cabinets and base units for storage.
Doors to both larder and under stairs storage.

Living Room

13'6" x 14'9" (4.124m x 4.521m)
Lounge space with double glazed Victorian bay window to rear, two gas radiators and open log burner.

Dining Room

12'8" x 7'9" (3.861m x 2.380m)
Dual aspect double glazed windows to front and side with gas radiator.

Bedroom Three

12'10" x 7'10" (3.928m x 2.395m)
Double bedroom with dual aspect double glazed windows to side and rear and gas radiator.

Conservatory

8'4" x 5'8" (2.543m x 1.741m)
Seating space with french doors opens up to south west facing rear garden.

Landing

Doors to all rooms and storage cupboard with access to loft and smoke alarm.

Bedroom One

17'0" x 8'11" (5.205m x 2.734m)
Double bedroom with twin double glazed window to rear, gas radiator, electric sockets and fire place.

Bedroom Two

8'8" x 8'3" (2.652m x 2.536m)
Double bedroom with double glazed window to front and gas radiator.

Bathroom

11'6" x 7'6" (3.516m x 2.305m)
Large space with separate shower and bath, double glazed window to front, gas radiator and storage cupboard including the immersion tank.

PROPERTY DESCRIPTION

Garden

South west facing garden with views of the Quantocks and access to extra large garage and outside Bedroom/study area.

Garage

23'10" x 13'3" (7.288m x 4.041m)

Extra large space with power and door into garden with window.

Study

13'7" x 7'10" (4.148m x 2.397m)

Versatile outside room with power.

Parking

Parking for a minimum of four cars.

Council Tax

C

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas Central Heating.
- Mains Sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.
- 3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

