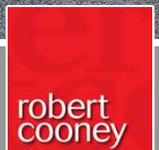




Conifers New Road, Trull TA3 7NL

Offers in Excess of £375,000





Situated in a quiet cul-de-sac location within the sought after village of Trull is this well presented 3 bedroomed detached bungalow with gardens to front and rear, garage, car port and ample driveway parking. The property has full planning permission for the erection of single storey extensions to the front and rear - planning application number: 42/25/0009

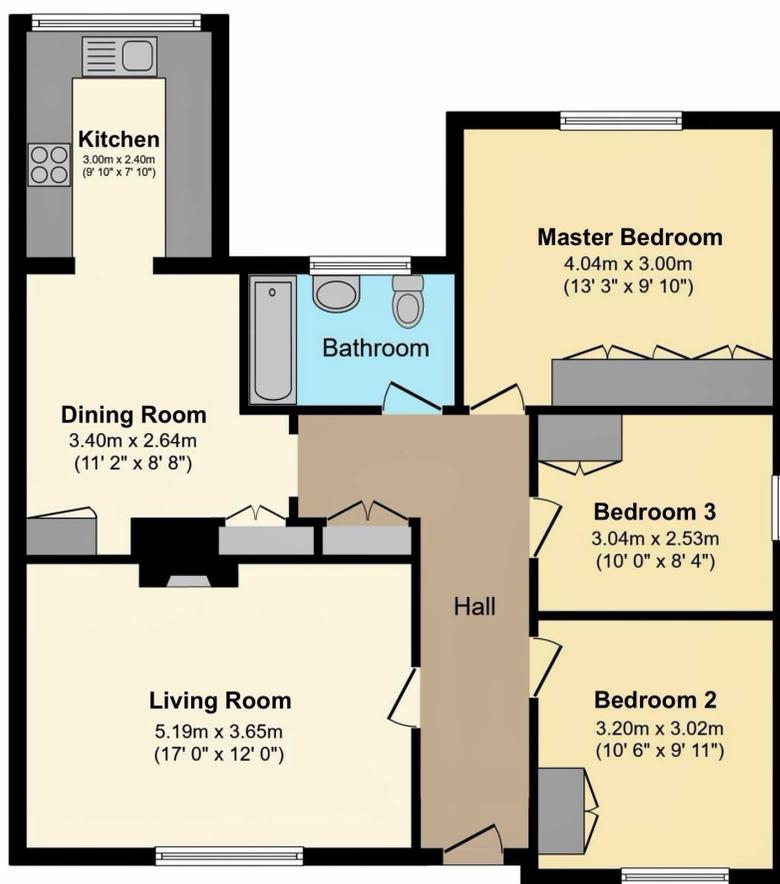




## Features

- Entrance Hall
- Living Room
- Fitted Kitchen / Dining Room
- Master Bedroom with fitted wardrobe
- 2 further Bedrooms with fitted wardrobes
- Family Bathroom
- Gardens to front and rear
- Useful Shed
- Garage, Car Port & ample driveway parking
- Gas central heating
- Double glazing
- Council tax band E
- Annual charge for private road maintenance £50 pa
- What3words:  
*///spark.extent.evenly*





Total floor area 85.5 sq.m. (921 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).



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

taunton@robertcooney.co.uk

www.robertcooney.co.uk



**For clarification, we wish to inform prospective purchasers that:** these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**