



CHURCH LANE

Bicknoller, Taunton, TA4 4EL

Price Guide £425,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Bicknoller, Taunton, this delightful semi-detached house on Church Lane offers a perfect blend of comfort and picturesque surroundings. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining.

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



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Description

One of the standout features of this house is the stunning views that can be enjoyed from various vantage points throughout the property. The serene landscape creates a tranquil atmosphere, making it an ideal home for nature lovers and those who appreciate the beauty of the countryside.

For those with multiple vehicles, the property boasts ample parking for up to four cars, ensuring convenience for residents and guests alike. Additionally, a detached garage offers further storage options or the potential for a workshop, catering to a variety of needs.

The versatile living spaces within the house allow for personalisation, making it easy to adapt the home to suit your lifestyle. Whether you envision a cosy family home or a stylish retreat, this property provides the perfect canvas to create your ideal living environment.

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.

Garden

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

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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



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

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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

