



41 Desmond Rochford Way, Bishops Hull, Taunton TA1 5FF
£450,000

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Detached property *Four bedrooms with study * Garage and parking for 3 cars

A beautifully presented four bedroomed detached home with an additional study, ideally located in the highly sought-after Bishops Hull area of Taunton and within the Castle School catchment. The property has been exceptionally well maintained by the current owners and benefits from an integral single garage and three parking spaces to the front. No onward chain.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

The ground floor comprises a welcoming entrance hall with a cloakroom, a spacious family sitting room and a kitchen/diner with doors opening onto the rear garden. There is also a useful utility room. On the first floor there are four double bedrooms, plus an additional fifth room suitable for a small bedroom, nursery or office. The master bedroom features an en-suite and there is a modern family bathroom.

Outside, the property offers a west facing rear garden, integral garage, parking for up to three/four cars and a lovely front aspect overlooking the green.

127.4 Approximate square meters

Four double bedrooms

Additional study on the first floor

West facing rear garden

Integral garage

Driveway parking for three/four cars

Pleasant outlook

Large kitchen/diner

Gas central heating

No onward chain





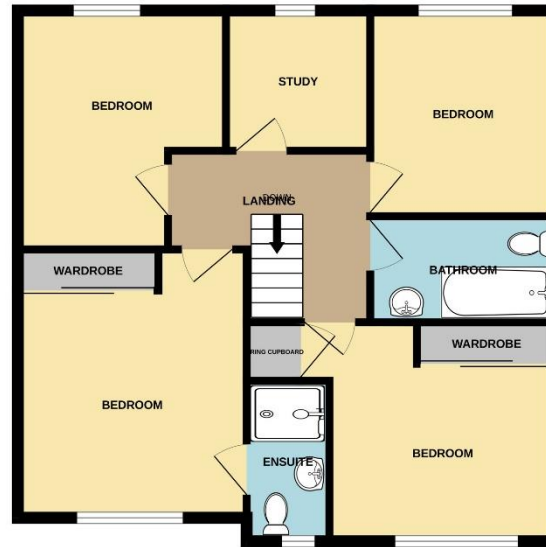
Entrance Hallway	16' 9" x 6' 11" (5.10m x 2.11m)
Sitting Room	15' 2" x 10' 10" (4.62m x 3.30m)
Kitchen/Diner	21' 4" x 9' 11" (6.50m x 3.02m)
Utility Room	7' 2" x 5' 6" (2.18m x 1.68m)
Cloakroom	5' 9" x 3' 2" (1.75m x 0.96m)
First Floor Landing	
Bedroom 1	13' 5" x 10' 11" (4.09m x 3.32m)
En-suite	7' 10" x 4' 5" (2.39m x 1.35m)
Bedroom 2	11' 4" x 10' 9" (3.45m x 3.27m)
Bedroom 3	11' 10" x 10' 2" (3.60m x 3.10m)
Bedroom 4	10' 3" x 9' 3" (3.12m x 2.82m)
Study	7' 3" x 7' 1" (2.21m x 2.16m)
Bathroom	9' 6" x 5' 10" (2.89m x 1.78m)
Outside	To the front of the property is a paved driveway for four vehicles side by side and garage 16' 4" x 9' 2" (4.98m x 2.80m). To the rear of the property is a west facing garden with lawn and decked area.



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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