



Pippins



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Cotlake Drive, Taunton, Somerset, TA1 3GL

Taunton 2 Miles, Wellington 9 Miles

An outstanding modern detached house situated in the popular Killams area with well proportioned accommodation, open plan kitchen/dining room, separate living room, utility and cloakroom. Four bedroom master en-suite, Family bathroom, Landscaped gardens, double garage and ample parking.

- Four Bedroom Executive Detached Family Home
- Utility & WC
- Ten Year NHBC Guarantee
- Enclosed Rear Garden
- Council Tax band F
- Open Plan Kitchen/Dining Room with Separate Living Room
- Four Bedrooms with Master En-suite
- Double Garage & parking
- Sold After Development
- Freehold

Guide Price £595,000

SITUATION

Killams Park provides a range of convenient access to the town centre and all the amenities but with peace and quiet with a tucked away location. This makes it one of the most sought after locations within the Taunton area and is very unusual to have new built homes this close to the town centre. From the development is a simple level journey to the town's amenities and is possible to walk or cycle into town without needing to use or cross hardly any roads. Through a series of pathways through Vivary Park and the high street opposite the park gates. There are primary and secondary schools within easy access with one of the country's leading sixth form colleges on your doorsteps. Taunton also has three private schools and excellent facilities within the town centre including shops, bars, restaurants and is home to Somerset County Cricket Ground.

DESCRIPTION

Pippins is an outstanding four bedroom detached family house, built by reputable builders 'Summerfield Homes', a local development company based in Taunton that produces high quality executive homes.



ACCOMMODATION

Pippins boasts stylish and sizeable living accommodation, including an entrance hallway with downstairs cloakroom and turning oak staircase to the first floor. There is a kitchen family room that benefits from bi-folding doors opening out to the rear terrace. The kitchen includes a particularly high specification with built-in ovens, induction hob with extractor, larder, fridge freezer and cabinets. There are premium quality Silestone worktops fitted in both the kitchen and utility. There is a central island unit with a range of fitted cupboards.

There is a sitting room with doors to garden, a utility room and ground floor cloakroom. There is a spacious semi galleried landing with substantial master bedroom with built-in wardrobes and en-suite shower. There are three further bedrooms and a beautifully fitted family bathroom suite.

OUTSIDE

The front garden is enclosed by low hedge-row boundaries with a pathway to the front entrance porch, which extends to the side and leads to the parking area, where there is parking for at least four vehicles. There is access to a double garage with double doors. The rear garden includes a paved terrace enclosed by wrought iron railings with steps leading down to the main area of garden, which is laid to lawn. There is a recently built home office with electric, light, power and connection, which has a timber decking area and attached to the rear is a covered store.

SERVICES

Mains drainage, gas, electricity, water. Gas fired central heating. Ultrafast broadband available (Ofcom), Mobile signal good (Ofcom). The property benefits from gas central heating, PVC double glazing.

DIRECTIONS

From the M5 - coming from the north - Leave at Jct 25 and take the 4th exit towards the centre of Taunton on the A358. Continue across the first roundabout and take the left filter as you approach the first set of traffic lights. Turn left into Bridgwater Road and continue through the first set of lights. At the second set of lights, where the road bears right, take the left hand turn into Ilminster Road. Follow this down to a mini roundabout where you will take the second exit and follow this all the way to the end (passing Blackbrook Sports Centre on your left) to the next mini roundabout and take the first exit into Chestnut Drive. Follow this all the way to the end and turn right at the T junction into Shoreditch Road. Take the first left off this road into Killams Drive and the development will be directly in front of you at the end of this road.



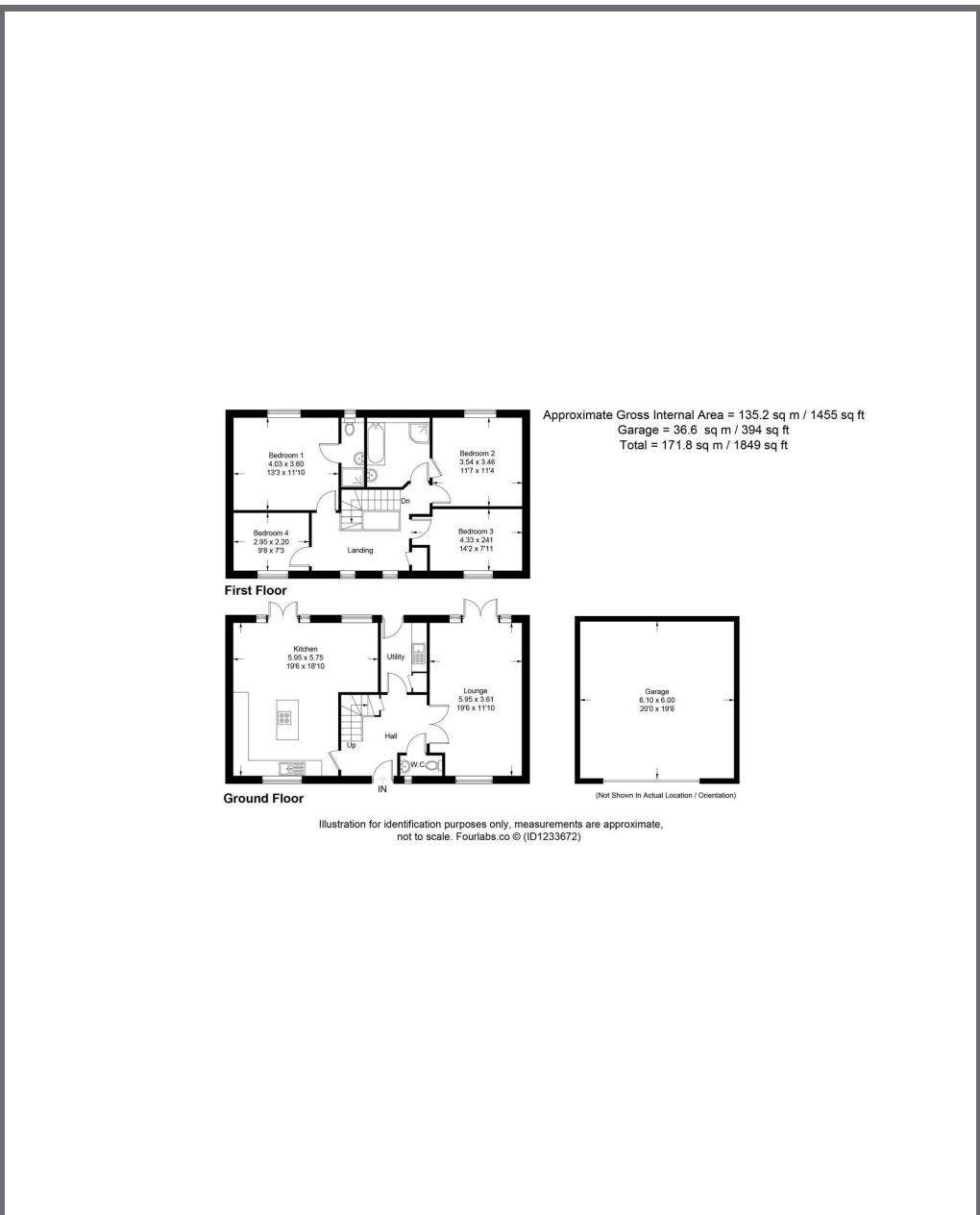
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft
Garage = 36.6 sq m / 394 sq ft
Total = 171.8 sq m / 1849 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. FourLabs.co © (ID1233672)



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