



23 Sweeting Close



STAGS

23 Sweeting Close

Creech St Michael, Taunton, Somerset, TA3 5FB

Taunton 5 Miles

A superbly presently modern four-bedroom detached house with a conservatory situated in the popular cul-de-sac in the village of Creech St Michael

- Modern Detached Family Home
- Four Bedrooms – Master En-suite
- Sitting Room with Fireplace and Bay Window
- Open Plan Kitchen/Dining Room
- Double Glazed Conservatory
- Landscaped Rear Garden with Studio
- Garage & Extra Width Drive
- Quiet Cul-de-sac Location
- Council Tax Band E
- Freehold

Guide Price £425,000

SITUATION

Sweeting close is set in the heart of Creech St Michael to the East of the County Town of Taunton. The village itself offers a range of day to day amenities which include a convenience store, public house and church. A large range of shopping, leisure and scholastic amenities can be found in the Country Town of Taunton which is a short drive/bus ride away. The County Town of Taunton offers access via junction 25 of the M5 motorway and has a mainline inter-city railway station.

DESCRIPTION

23 Sweeting Close is a beautifully presented and well-proportioned modern detached house with conservatory and garage which includes a larger than average driveway. Built by reputable national builder Linden Homes. The house is situated at the end of a quiet cul-de-sac close to the village centre. There are landscaped gardens to the front and rear including an insulated timber office/study which includes the internet, electrics, TV and phone line.



ACCOMMODATION

The accommodation is arranged over two floors and includes an entrance hallway, with door to downstairs cloakroom and turning staircase to the first floor, door to under stairs storage cupboard and two doors opening into the sitting room. The sitting room centres upon a fireplace with 'Opti Myst' flame effect electric fire, double glazed bay window to front overlooking the garden.

The open plan kitchen is fitted with a range of shaker style wall and base units with a range of integrated appliances including built in double oven, space for dishwasher, space for washing machine, gas hob with extractor hood over, wooden effect work surfaces and a tiled floor which extends through to the dining area/conservatory with double doors opening on to the landscaped rear garden.

On the first floor there is a landing and doors off to the four good sized bedrooms. The master bedroom has an en-suite shower and there is also a family bathroom suite. The second bedroom has a range of fully fitted wardrobes with centre mirror and sliding doors.

OUTSIDE

At the front of the house there is garden with deep planted herbaceous borders and pathway leading to front door. There is a brick paved double width drive way which provides access to the single garage with electric vehicle charging points and pedestrian door to side.

There is also pedestrian access from the side of the house to the rear garden which has been landscaped with patio area, areas of lawn with deep planted herbaceous borders. Within the garden there is an insulated timber office/studio/study with power, internet, TV and telephone points. There is parking for three cars. Vehicle charging point, power and lighting.

SERVICES

Mains water, gas, electricity and drainage. Ultrafast broadband available (Ofcom). Good mobile signal available (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

What3Words ///haven.pats.storeroom



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 147.2 sq m / 1585 sq ft

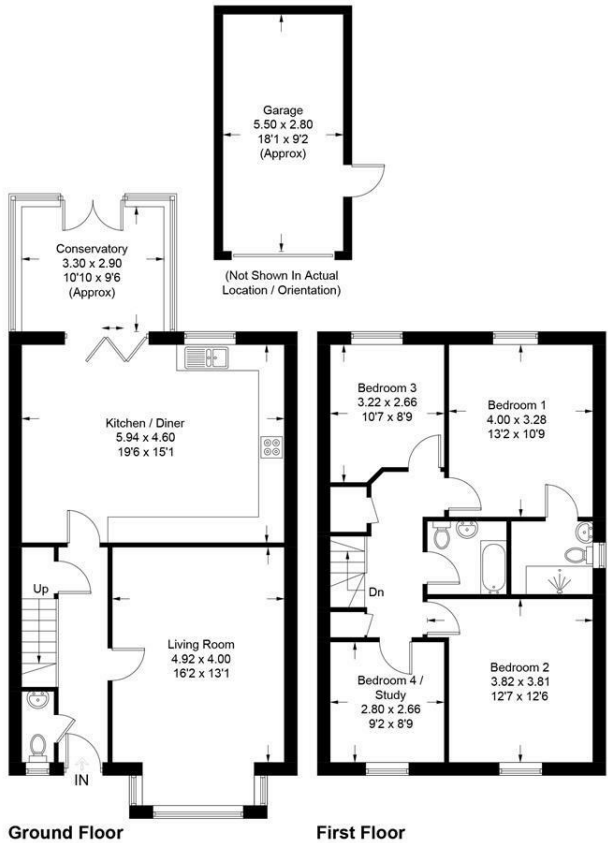


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