

for sale

£450,000



Little Lodge Manor Orchard Staplegrove Taunton TA2 6EQ

Situated in the heart of the FAVOURED VILLAGE of Staplegrove nestling in a majestic corner-plot which enjoys a high degree of privacy with fabulous walkways and lovely areas to sit and enjoy the WONDERS OF NATURE this handsome detached home also has a superb RANGE OF ACCOMODATION.



Little Lodge Manor Orchard Staplegrove Taunton TA2 6EQ

Front Door

Leading to...

Entrance Hall

Radiator. Built-in cupboard.

Lounge

17' 1" into bay x 16' max (5.21m into bay x 4.88m max)
Double glazed bay window to front. Double glazed window to side. Radiators. Wood burning stove.

Dining Room

12' 5" x 11' 8" max plus recess (3.78m x 3.56m max plus recess)

Double glazed window to side. Double glazed sliding patio doors opening to outside. Radiator. Stairs rise to the first floor.

Kitchen

14' x 10' plus cupboard and recess (4.27m x 3.05m plus cupboard and recess)
Double glazed window and door to side opening onto the outer porch. Inset lighting. Built-in cupboard. The kitchen itself is equipped with a range of wall and base-mounted units with wooden worktops, including a breakfast-island, one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine. Radiator. Further recess for a range-style cooker, with splashback and cooker hood over. Large square arch through to the...

Breakfast Area

13' x 6' 10" (3.96m x 2.08m)



Full length double glazed windows to front and side, complimented by a double glazed door to side opening onto the patio. In addition, there are full-length double glazed windows and double doors to the rear, opening onto a decked area. Radiator.

Main Bedroom

14' 5" x 12' 1" (4.39m x 3.68m)

Double glazed window to front and side. Radiator. Recessed wardrobes.

Bathroom

Suite comprising low-level WC, corner shower cubicle with integral shower. Wash hand basin with mixer tap. Bath. Heated towel rail. Obscure double glazed windows to rear. Partial tiling. Inset lighting. Extractor fan.

First Floor Landing

Bedroom Two

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to rear. Radiator.

Bedroom Three

21' 5" max x 9' max (6.53m max x 2.74m max)

Some limited headroom due to eaves. Double glazed window to rear with a double glazed 'velux' style window to side. Radiator. Recessed cupboard.

Shower Room

Suite comprising low-level WC, pedestal wash hand basin with mixer tap, twin shower cubicle with integral shower. Obscure double glazed window to rear. Heated towel rail. Partial tiling. Extractor fan.

Study

Double glazed velux style window to front. Radiator.

Outside

This fabulous corner plot is blessed with a myriad of shrubs, plants, trees and bushes. Whilst primarily laid to lawn the garden also benefits from a large patio area, a decked area, water feature and a variety of storage options. The garden is also enhanced by gated pedestrian access to both sides. The front garden also adds considerable curb-appeal and is well stocked with a number of plants, trees and bushes.

Garage

16' 1" x 10' 2" (4.90m x 3.10m)

A pitched-roof construction with power, light and under-eaves storage.

Parking

Laid to stone chippings with turning area and five bar security gate enjoying parking for numerous vehicles.





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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313086 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/TTN313086



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk