



FOR SALE

Guide Price £485,000

Desmond Rochford Way, Bishops Hull, Taunton



A stunning, beautifully presented detached family home, in a much sought after location with far reaching views, this outstanding property boasts 5 bedrooms 1 being en-suite, a sitting room, a fantastic kitchen/dining room, a lovely conservatory with upgraded solid roof, utility room, cloakroom, family bathroom, double glazing, gas central heating, garage, parking and a fully enclosed garden.





Accommodation
Front door opening to:-

Entrance Hall

With a radiator, stairs to the first floor accommodation with under stairs storage cupboard, personal door to the garage, ceiling light, doors to:-

Sitting Room

c.15'2 x 10'9 (4.62m x 3.27m)

With a double glazed window to the front aspect enjoying far reaching views, focal point electric wall mounted fire, radiator, television point, ceiling light.

Kitchen/Dining Room

c.21'3 x 9'11 (6.49m x 3.02m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surface incorporating a 1 & ¼ bowl single drainer sink unit with mixer tap, built-in electric double oven and 4 ring hob with extractor cooker hood over, built-in dishwasher, feature tiled floor, breakfast bar, radiator, extractor fan, 6 spotlights and a ceiling light, door to:-

Utility Room

c.6'6 x 5'5 (1.98m x 1.65m)

With a double glazed door to the rear garden, a continuation of the feature tiled floor, fitted units comprising both floor and wall mounted storage cupboards with granite working surface, space and plumbing for a washing machine, space and point for a tumble dryer, radiator, mounted gas boiler for the hot water and central heating, 2 spotlights, door to:-





Cloakroom

With a double glazed window to the side aspect, a continuation of the feature tiled floor, wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, 2 ceiling lights and an extractor fan.

Conservatory

c.11'8 x 11'6 (3.55m x 3.50m)

With double glazed windows to both sides and rear aspect, double glazed doors to the rear garden, feature tiled floor with under floor heating, television point, 4 spotlights.

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.13'6 x 10'9 (4.11m x 3.27m)

With a double glazed window to the front elevation enjoying far reaching views, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, 4 spotlights.





Bedroom 2
c.11'3 x 10'10 (3.42m x 3.30m)
With a double glazed window to the front elevation again enjoying far reaching views, radiator, ceiling light and a built-in storage cupboard.

Bedroom 3
c.11'9 x 10' (3.58m x 3.04m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4
c.10'2 x 9'3 (3.09m x 2.81m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 5/Study
c.7'1 x 6'1 (2.15m x 2.10m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the side elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, shaver socket, heated towel rail, 4 spotlights and extractor fan.



Outside

To the front of the property there is a driveway providing parking with EV charger and giving access to a single garage, with up and over door, power, lighting and a double glazed window to the side aspect.

The rear garden is fully enclosed and benefits from a composite deck area giving access to a lawn, side access gate, raised flowerbeds and a gravel seating area, with outside water and power supply.

Construction :- Rendered brick and block under a tiled roof with double glazing.

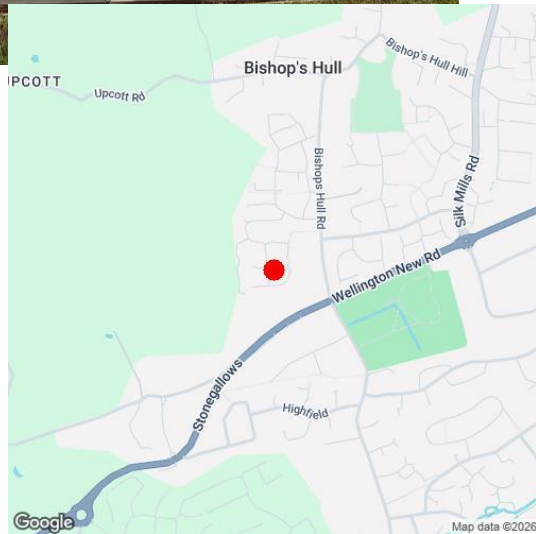
Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Bishops Hull Primary.

Secondary School Catchment :- Castle School.





Directions

Head out of Taunton along Wellington Road, at the roundabout turn right into Silk Mills, turn left into Bishops Hull Hill, follow this into Bishops Hull Road, turn right into Quartly Drive, then left into Gwyther Mead and follow this road into Demond Rochford Way.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

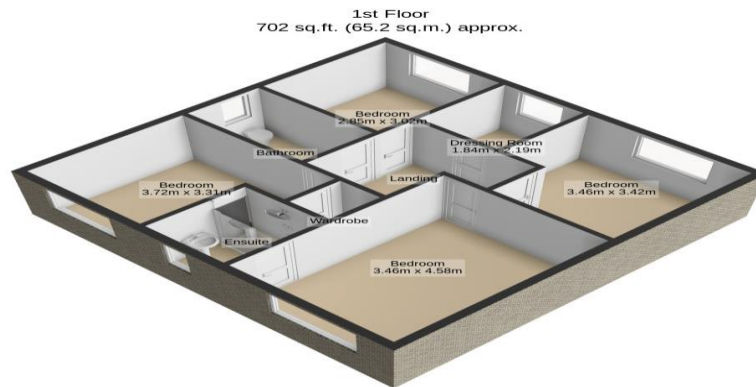
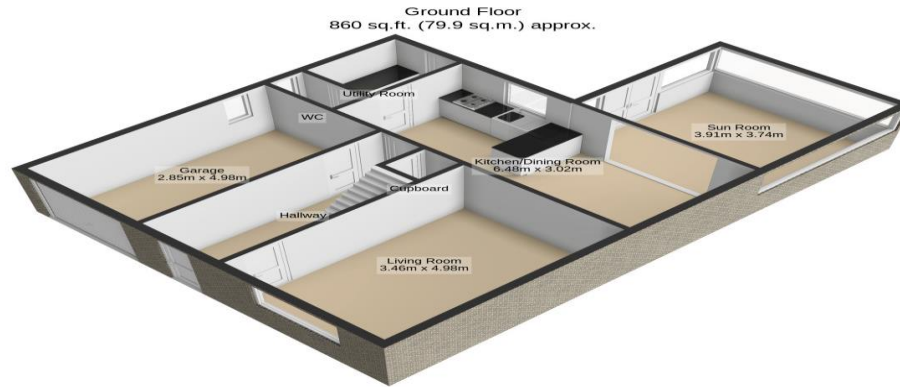
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	84	
(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	

Desmond Rochford Way, Bishops Hull



Total Floor Area : 1562 sq.ft. (145.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

