



FOR SALE

Guide Price £675,000

Ham Road, Creech St Michael, Taunton



A rare opportunity! Own this enchanting Cottage in Creech St Michael. This stunning home blends a wealth of character and a lovely kitchen with a spectacular riverside garden, garage & parking. Nestled in a village hotspot near the M5, it offers the ultimate luxury country lifestyle.





Key Features

Charming Character Features: Exposed beams, feature brickwork, and cosy focal points throughout the home.

Spacious Living Areas: A bright and welcoming living room perfect for relaxing evenings, alongside a versatile dining space.

Modern Kitchen: Well-appointed with ample storage, quality finishes, and a design that caters perfectly to day-to-day living or entertaining.

Generous Bedrooms: Well-proportioned, light-filled bedrooms offering peaceful retreats.

Beautifully Maintained Garden: A private, low-maintenance outdoor space ideal for alfresco dining, morning coffees, or gardening enthusiasts.

Desirable Village Location: Situated in a peaceful community with local amenities, scenic canal & river walks, and excellent primary schooling just moments away.

The Interior

Step inside to discover an inviting interior where traditional cottage charm meets contemporary living. The ground floor features a generous proportioned lounge boasting a warm, characterful atmosphere. The heart of the home is the kitchen, thoughtfully designed with style and functionality in mind. Upstairs, the bedrooms offer comfortable dimensions and a serene ambiance, complemented by a modern family bathroom.

Step Outside

The exterior of Cypress Cottage is just as enchanting. The riverside rear garden provides a private sanctuary to unwind, with a balance of seating areas and lush greenery, parking and garage.





Location & Lifestyle

Creech St Michael is one of Taunton's most popular villages, loved for its active community feel and beautiful countryside surroundings, including the Bridgwater and Taunton Canal. The property enjoys excellent transport links, with easy access to the M5 motorway (Junction 25) and Taunton's mainline railway station, making commuting effortless while retaining a peaceful country lifestyle.

Sitting Room c.20'8 x 8'5 (6.31m x 2.56m)

Snug c.16'9 x 12'11 (5.11m x 3.93m)

Dining Room c.13'1 x 10'7 (4.00m x 3.23m)

Kitchen c.13' x 10'7 (3.97m x 3.23m)

Bedroom 1 c.13'6 x 10'3 (4.11m x 3.13m)

Bedroom 2 c.14'2 x 10'10 (4.33m x 3.31m)

Bedroom 3 c.10'9 x 9'3 (3.27m x 2.81m)

Bedroom 4 c.11'6 x 5'11 (3.50m x 1.80m)





Council Tax Band :- F

Construction :- Stone under a tiled roof.

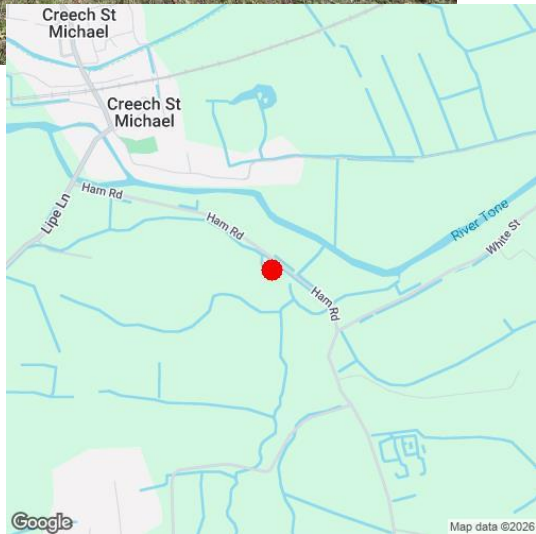
Utilities :- Mains electric & water, oil fired central heating & septic tank drainage.

Primary School Catchment :- Creech St Michael Primary School

Secondary School Catchment :- Heathfield School (Monkton Wood Academy)

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





Directions

Head out of Taunton on the Bridgwater Road, follow the signs to the right for Crech St Michael, drive through the village, go over the bridges and turn left into Ham Road and the property will be found on your right hand side.

Please note the following:

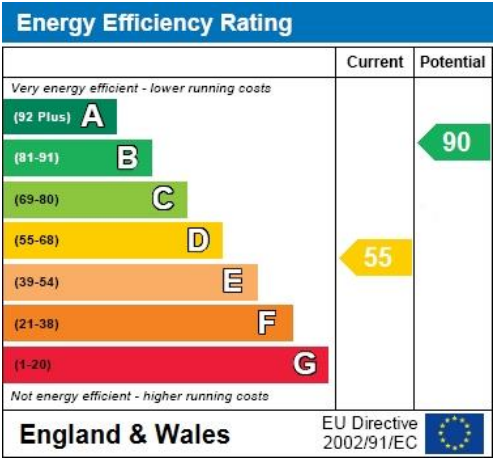
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating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

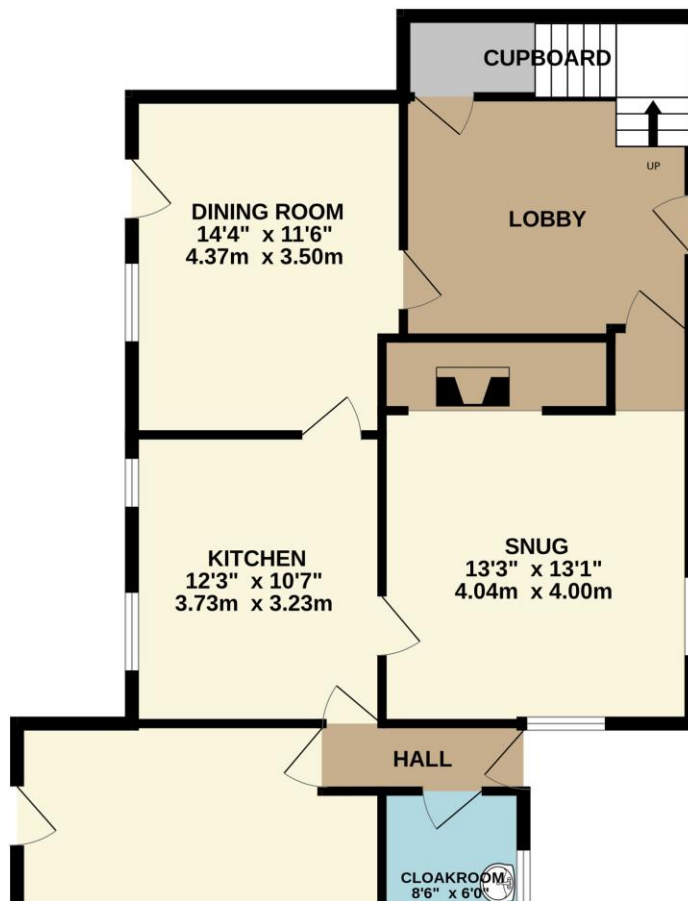
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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.

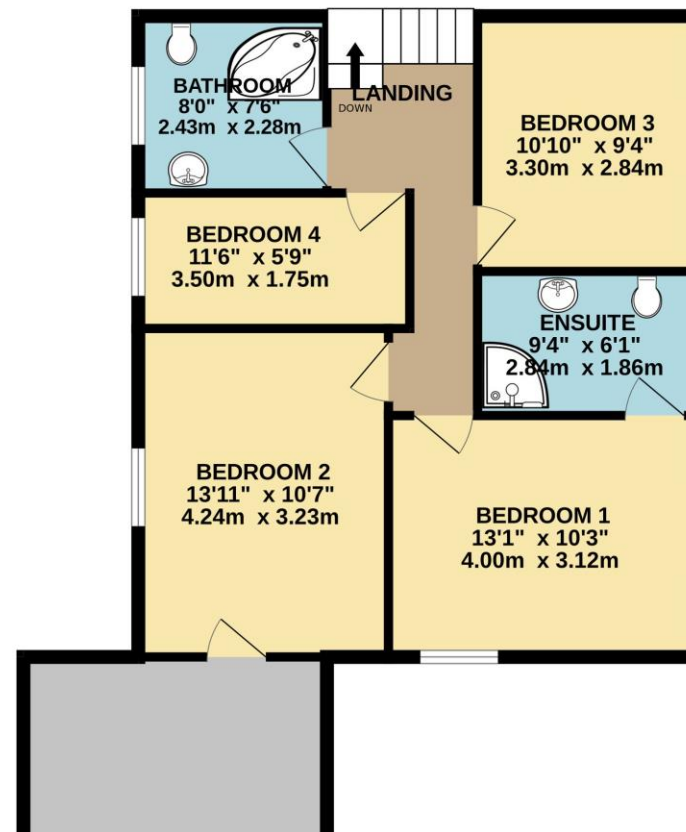


Ham Road, Creech St Michael

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



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.



TRGLawrence
& Son