

for sale

£350,000



Ardon House Spearcey Lane Trull Taunton TA3 7HJ

A SPACIOUS DETACHED CHALET BUNGALOW in the highly sought-after village of TRULL, offered with NO ONWARD CHAIN. Featuring TWO DOUBLE BEDROOMS, an ENCLOSED REAR GARDEN, DRIVEWAY PARKING and a SINGLE GARAGE. Ideally located for LOCAL AMENITIES, TAUNTON TOWN CENTRE, SCHOOLS, RAIL LINKS and the



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Front Door

Leading to...

Entrance Hall

A spacious and welcoming entrance hall with a radiator, useful understairs integrated storage, stairs rising to the first floor landing and doors leading to...

Lounge

A generously sized lounge enjoying plenty of natural light from two windows, including a front-facing bay window. The room features an electric fireplace creating an attractive focal point, with ample space for a range of seating and freestanding

furniture. Further benefits include two radiators and doors providing access through to the adjoining accommodation.

Dining Room

A good-sized dining room featuring integrated storage and a window allowing for natural light, creating a practical and pleasant space for everyday use.

Kitchen

A spacious, well-appointed extended kitchen fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer set beneath a window. The kitchen features an AGA as an attractive focal point, with tiled splashbacks, tiled flooring and space for appliances. A door provides access to the conservatory, while glazed internal doors lead back through to



the main accommodation.

Conservatory

A generous conservatory extending across the rear of the property, enjoying views over the enclosed garden.

First Floor Landing

The first floor landing benefits from an airing cupboard and provides doors leading to...

Bedroom One

A double bedroom with a large window allowing plenty of natural light. The room offers ample space for a double bed and freestanding furniture, with a radiator positioned beneath the window. Further benefits include an integrated cupboard, which provides access through to the loft space

Bedroom Two

Another double bedroom with a large window allowing plenty of natural light. The room offers space for a bed and freestanding furniture, with a radiator positioned beneath the window. This room would make an ideal second bedroom, guest room or additional hobby space.

Shower Room

A well-appointed bathroom fitted with a suite comprising a shower enclosure with electric shower, low-level WC, bidet and wash hand basin. The room benefits from tiled surrounds, inset ceiling spotlights and an obscure-glazed window allowing natural lig

Front Garden & Parking

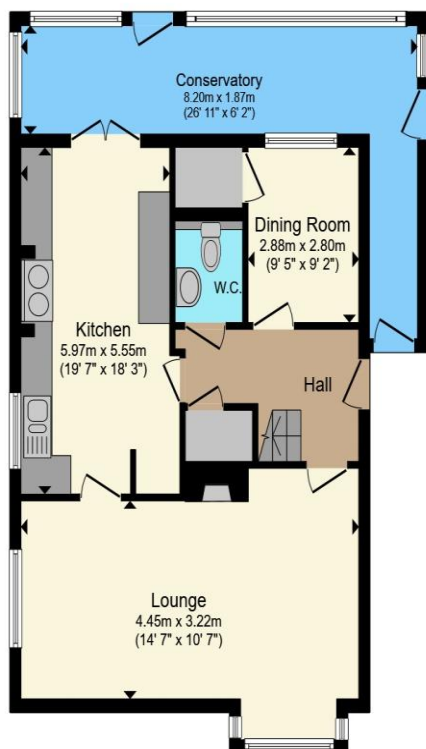
To the front of the property is a driveway providing off-road parking and access to the single garage. The garage benefits

from power, lighting and a window to the rear. The front garden is mainly laid to gravel with a variety of mature shrubs and planted borders, creating an attractive approach to the property.

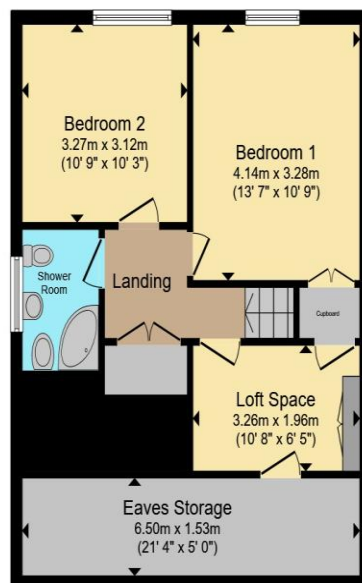
Rear Garden

The enclosed rear garden is mainly laid to lawn and beautifully complemented by mature shrubs, trees and planted borders. A patio seating area provides space for outdoor dining and relaxation, while further features include a garden pond and a timber summerhouse, creating an attractive and peaceful outdoor space.





Ground Floor



First Floor

Total floor area 130.3 m² (1,403 sq.ft.) approx

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.propertybox.io

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Property Ref: TTN313459 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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