



**Connells**

Highgrove  
Taunton



## Property Description

Standing proudly in one of Taunton's most popular residential locations, just over a mile away from the country town centre, providing ease of access to Musgrove Park Hospital, and set within the popular Castle School catchment area. Immediate proximity is also provided to Queens College, Vivary Park and several highly rated primary schools making this ideal for families.

Neutrally presented throughout, this versatile and well-proportioned detached bungalow has the advantage of an exceptional corner plot with a generous and extremely private rear garden with an impressive southerly orientation, perfect for sun worshipers! The wonderful range of surprisingly spacious accommodation includes a welcoming entrance hall, lounge and separate dining room, kitchen/breakfast room, three good size bedrooms - one of which comes complete with sauna and wet room. There is also the advantage further facilities including a cloakroom and family bathroom. The property is also enhanced by gas central heating, double glazing, double garage and an impressive brick-paved driveway providing parking for at least four cars.

## Front Door

Leading to...

## Entrance Porch

Full-length double glazed window and door through to the...

## Entrance Hall

Attic hatch. Recessed cupboards.

## Cloak Room

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Obscure double glazed side aspect window.

## Lounge

A well-proportioned room with a stunning Minster Stone open fireplace. Large double glazed sliding patio doors opening to outside. Further parting doors provide access into the...

## Dining Room

Double glazed rear aspect window. Serving hatch through to the...

## Kitchen / Breakfast Room

Double glazed rear aspect window and door opening to outside. The kitchen itself is equipped with a fabulous range of wall and base-mounted units with rolltop worksurfaces including a one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine and dishwasher. Integrated electric oven and

microwave with separate hob and cooker hood over. An integrated cosy seating arrangement.

## Main Bedroom

Double glazed dual aspect windows. Styling ornate panelling. Quadruple built-in wardrobes with concertina mirror-fronted panel.

## Bedroom Two

Double glazed bay front aspect window.

## Bedroom Three

Double glazed double doors to rear leading to outside. A wonderful working sauna and...

## En Suite Wet Room

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Shower cubicle with integral shower and 'waterfall' feature. Obscure double glazed side aspect window. Heated towel rail. Extractor fan.

## Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Bath with mixer tap. Shower panel and wall-mounted electric shower over. Obscure double glazed side aspect window. Heated towel rail. Extractor fan.

## Rear Garden

A real feature of the property is the secluded and generous nature of this enclosed southerly facing garden. Initially laid to patio and predominantly laid to lawn, interspersed with a wide selection of established plants, shrubs, flowers and trees. A hardstanding pathway leads to gated side pedestrian access and personnel access into the...

## Double Garage

A pitched-roof double garage with attic storage, up-and-over door, power and light.

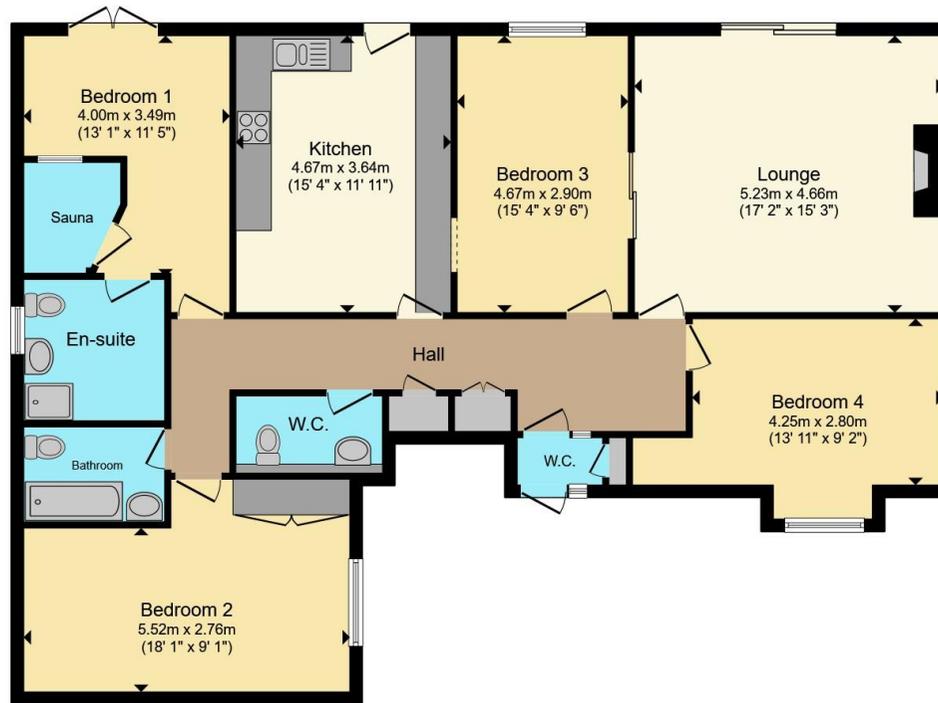
## Parking

An impressive brick-paved driveway providing parking for at least four cars.









## Floor Plan

Total floor area 135.6 m<sup>2</sup> (1,460 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: TTN313403 - 0009