



Ardon House, Spearcy Lane, Trull, Taunton TA3 7HJ
£395,000

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Situated in the highly desirable village of Staplehay, this well-proportioned two/three bedroomed chalet bungalow offers spacious and versatile accommodation. The property enjoys a peaceful setting while benefiting from excellent access to local amenities and is offered to the market with no onward chain. Cosmetic updating is required, which is reflected in the asking price and presents great potential.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

The accommodation comprises an entrance hallway, a ground floor bedroom, a generous sitting/dining room, and a well-appointed kitchen featuring an AGA, which leads through to a useful utility room. Upstairs, there are two double bedrooms and a shower room. Outside, the property benefits from driveway parking, a single garage, and an enclosed rear garden. Located in the Staplehay near Trull, the village offers a primary school, convenience store, garage, and popular pub. The nearby town of Taunton, just under 3 miles away, provides a full range of amenities including access to the M5 motorway and intercity rail links, as well as excellent schooling options such as Queen's College and Castle School.

DETACHED CHALET BUNGALOW

TWO BEDROOMS

DRIVEWAY PARKING

SINGLE GARAGE

ENCLOSED REAR GARDEN

SOUGHT-AFTER VILLAGE LOCATION

GAS CENTRAL HEATING

NO ONWARD CHAIN





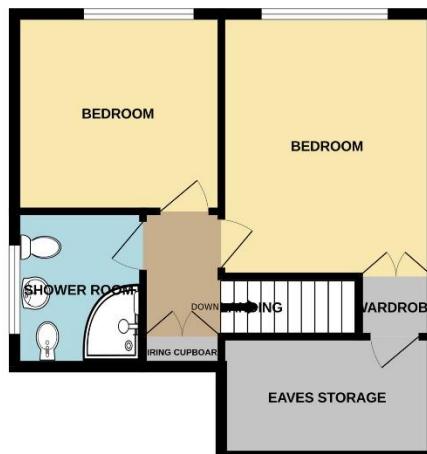
Entrance Hall	11' 5" x 8' 10" (3.48m x 2.69m) Stairs to first floor. Storage cupboard.
Cloakroom	6' 2" x 3' 1" (1.88m x 0.93m)
Sitting Room	21' 8" x 14' 5" (6.60m x 4.40m)
Dining Room/Bedroom	9' 5" x 8' 4" (2.88m x 2.55m)
Kitchen	18' 3" x 10' 3" (5.56m x 3.13m)
Conservatory	25' 2" x 15' 5" (7.66m x 4.70m)
First Floor Landing	Airing cupboard.
Bedroom 1	13' 7" x 10' 11" (4.14m x 3.32m) Fitted wardrobes. Eaves storage 10' 11" x 6' 2" (3.34m x 1.89m).
Bedroom 2	10' 9" x 10' 2" (3.27m x 3.11m)
Shower Room	8' 0" x 6' 8" (2.45m x 2.03m)
Outside	Front garden with side driveway parking leading to the single garage. Enclosed rear garden mainly laid to lawn with patio area, mature trees and shrubs.



GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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