



34 Fairfield Green



**STAGS**



# 34 Fairfield Green

Churchinford, Taunton, TA3 7RR

Taunton 8 miles, Honiton 9 miles

A well presented modern four-bedroom mid-terraced home, ideally positioned in a peaceful cul-de-sac overlooking a green in a sought-after Blackdown Hills village

- Sought after village location
- Stylish kitchen/diner with breakfast bar
- Master bedroom with en-suite shower room
- Enclosed rear garden with patio & rear access
- Council Tax band D
- Dual aspect sitting room
- Four well-proportioned bedrooms
- Modern family bathroom
- Garage and allocated parking
- Freehold

Guide Price £310,000

## SITUATION

Nestled in the vibrant village of Churchinford, the house is surrounded by picturesque countryside within the Blackdown Hills AONB. The village itself offers a renowned pub, a community-run shop with café and post office, and doctors surgery and is just 10 miles from the County Town of Taunton—offering excellent shopping, education, and transport links, including trains to London Paddington and easy access to the M5

## DESCRIPTION

A well presented four-bedroom mid-terraced home, ideally positioned in a peaceful cul-de-sac overlooking a green in the sought-after village of Churchinford. With modern interiors, a private garden, garage, and convenient access to local amenities, this home blends countryside charm with contemporary living.





## ACCOMMODATION

A welcoming entrance hall leads to a spacious and modern kitchen/dining area—complete with sleek white wall and base units, integrated appliances, and a breakfast bar. A door opens to the rear garden, perfect for entertaining. The dual-aspect sitting room is bright and airy with French doors overlooking the rear garden space for the whole family.

Upstairs you'll find four bedrooms, including a generous master with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

## OUTSIDE

To the front, a charming gravelled area welcomes you via a footpath through the green. The rear garden is fully enclosed for privacy, with a low-maintenance gravel design and a patio for outdoor seating. A rear gate provides direct access to the garage and parking.

## SERVICES

Mains drainage, electricity, water. Night storage heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

When entering the village pass The York Inn on the left-hand side, follow this road for a short distance where the entrance to Fairfield Green can be identified on the right-hand side. Proceed into the development and bear right and right again and number 34 can be identified by the Stags For Sale board - parking is available to the rear. by bearing left at the turning just before the property





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

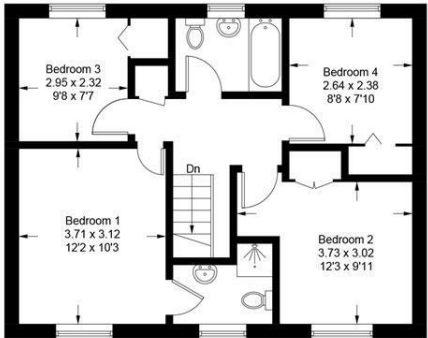


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 60                      |
| (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 |

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Approximate Gross Internal Area  
108.7 sq m / 1170 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184609)