



Highgrove | Sherford Road | Taunton | TA1 3RG

£675,000

 **WILSONS**
ESTATE AGENTS

Situated in one of Taunton's most sought-after residential areas, this exceptional three double-bedroom bungalow is a rare opportunity. Ideally located just 1.2 miles from Taunton town centre, the property enjoys convenient access to well-regarded schools including Queen's College, Castle School, Parkfield Primary, Bishop Henderson and Trull, making it perfectly positioned for families. This exceptional property is not to be missed. Additionally, Wilsons estate agents are also marketing the five-bedroom house next door, presenting a rare opportunity for extended families, ideal for those wishing to live close to older relatives while still enjoying independent, private living. Perfectly suited to both families and multi-generational living.

Set within an exclusive, bespoke development of just 18 private homes, the bungalow is surrounded by an enviable lifestyle offering. Vavary Park is close by, hosting a variety of events throughout the year, while golf enthusiasts will appreciate easy access to Vavary, Pickeridge and Oak Golf Courses, the latter being a championship course. Taunton Cricket Ground is also within easy reach.

Occupying a generous plot, the property benefits from a four-car driveway and double garage. The private, south-facing rear garden is not overlooked and backs onto open green space and boasts breath-taking views towards Cotlake Hill, an idyllic backdrop for summer evenings, outdoor dining or entertaining guests.

- Offers welcome for a quick sale
- 2 cosy reception rooms
- 3 spacious bedrooms
- Double glazing throughout
- Well-presented interior
- Detached bungalow style
- 2 modern bathrooms and a separate modern WC
- Private rear garden
- Located in a cul de sac with views of Cotlake Hill
- No chain





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Hall

The entrance hall is welcoming, painted in a soothing two-tone with modern wood effect flooring underfoot. A glass-panelled external door leads outside, and the hall is fitted with practical storage cupboards. The space is softly illuminated by warm ceiling lights and decorated with a round mirror, creating a practical yet inviting first impression.

Lounge

17'2" x 15'4" (5.24m x 4.68m)

This elegant living space features large sliding doors opening onto the garden and is complemented by a bespoke Minster fireplace, creating a warm and relaxing atmosphere.

Dining Room

15'5" x 9'6" (4.69m x 2.90m)

Adjacent to the lounge is a separate dining room, flooded with natural light and perfectly positioned to enjoy the garden and countryside views beyond. The hallway flows seamlessly into the expansive kitchen-diner, a superb space for socialising and entertaining, with direct access to the patio and garden.

Kitchen

15'5" x 11'11" (4.69m x 3.62m)

The hallway flows seamlessly into the expansive kitchen-diner, a superb space for socialising and entertaining, with direct access to the patio and garden.

The kitchen is a charming space with bench seating area. White tiled floors laid in a herringbone pattern add subtle texture, while large windows and a door to the garden ensure a light and airy atmosphere. The kitchen includes built-in appliances and ample workspace, with open shelving and an inviting breakfast nook extending the usability of the room.

Bedroom 1

18'1" x 11'7" (5.51m x 3.52m)

Bedroom 1 is a spacious and elegant retreat with pale sage green paneling on one wall, complemented by a striking floral wallpaper behind the bed creating a timeless, elegant style. The room is carpeted in soft beige, enhancing the cosy atmosphere. A large mirrored built-in wardrobe offers generous storage, and two bedside tables with lamps sit either side of a tufted upholstered bed.

Bedroom 3

15'4" x 11'9" (4.67m x 3.58m)

Bedroom 3 enjoys the added luxury of a private sauna and a contemporary en-suite shower room featuring a double shower and modern tiling.

Ensuite

8'4" x 8'1" (2.53m x 2.47m)

The ensuite featuring a large walk-in shower with clear glass screen, a pedestal wash basin, and a close-coupled toilet. Light beige tiles line the walls, with a frosted window providing natural light and privacy. The clean and simple design offers a refreshing and practical space.

Bedroom 2

14'0" x 9'3" (4.26m x 2.81m)

Bedroom 2 is a charming twin room with two single beds dressed in white bedspreads and a bedside table between them. The room has soft carpeting and a large window that fills the space with natural light, creating a bright and airy feel. The decor is simple and neutral, allowing for easy personalization.

Bathroom

8'2" x 5'6" (2.48m x 1.67m)

The main bathroom offers a luxurious three-piece suite complemented by stylish marble-effect tiling.

WC

The WC is a neat cloakroom with a white basin set into a vanity unit and a toilet. Part-tiled walls and brightly patterned wallpaper add character to the space.

Rear Garden

The rear garden is a lovely enclosed & private space featuring a well-maintained lawn surrounded by mature shrubs and trees. A paved patio provides an ideal area for outdoor seating and relaxing which is not overlooked, while the garden enjoys a good degree of privacy thanks to boundary fencing and hedging whilst the owners are able to soak up some spectacular views of Cotlake Hill and beyond.

Double Garage

19'3" x 17'11" (5.87m x 5.46m)

The double garage is a spacious area measuring 5.87 by 5.46 metres, offering ample room for two vehicles and additional storage. Its direct access to the property enhances convenience for parking and entry.



Energy Efficiency Rating

Energy efficiency rating scale for England & Wales, showing a gradient from A (green) to G (red) with numerical ranges and EU Directive 2002/91/EC.

Rating	Range	Current	Potential
A	(92 plus)		
B	(81-91)		83
C	(69-80)		
D	(55-68)		60
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Council Tax Band F EPC Rating D

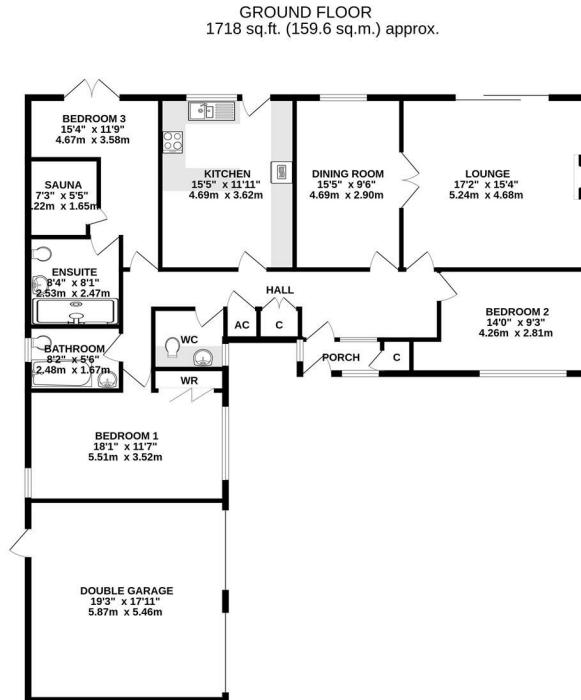


SCAN ME

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.

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TOTAL FLOOR AREA: 1718 sq.ft. (159.6 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.