



3 Trull Green Drive



STAGS

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Trull, Taunton, TA3 7JL

Taunton Town Centre 1.9 miles

Situated in this highly sought after quiet cul-de-sac this superbly extended and modernised detached bungalow offers well proportioned accommodation including landscaped gardens to the front and rear, off road parking and garage. NO ONWARD CHAIN

- Sought after location
- Sitting room
- Fitted bathroom
- Off road parking and garage
- Council Tax band D
- Superb open plan kitchen/dining room
- Four bedrooms
- Landscaped gardens to front and rear
- NO ONWARD CHAIN
- Freehold

Guide Price £495,000

SITUATION

Enjoying a most desirable setting within walking distance to the excellent village amenities of Trull. The village has a highly respected primary school, village inn, church, memorial hall, village stores / post office and newly built community hall.

The village is just a mile and a half from the centre of Taunton, with its excellent shopping centre with many of the well-known high street names, good range of state and independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College and an 'out of town' complex which includes a cinema, many home improvement stores and supermarket.

Taunton is also the home of the Somerset County Cricket Ground and has a number of popular golf courses, including Pickeridge which is set beyond Corfe Village.

DESCRIPTION

3 Trull Green Drive is an impressive, recently extended and modernised family home set in one of Taunton's most sought after locations.



ACCOMMODATION

The accommodation includes an entrance hall with cloakroom. The sitting room centres upon a fireplace and has dual aspect windows with the main window overlooking the front garden and a serving hatch to the kitchen.

The kitchen/dining room has been extended to include a range of fitted wall and base units including a central island unit with sink and plumbing and space for a dishwasher and washing machine, gas hob with cooker under and stainless steel extractor hood over, French doors open out from the dining area onto the rear garden and there is a roof lantern above flooding the room with natural light. A door to the side provides access to a side passage providing access to the front and rear gardens and access to the single garage.

There are four bedrooms, all of which are a good size, and a newly fitted bathroom suite which includes panelled bath, washbasin fitted into a vanity unit with a range of fitted cupboards, enclosed shower cubicle and low level wc with enclosed cistern.

OUTSIDE

To the front of the house there is an area of level lawn with flower borders, pond and crazy paved patio area. There is parking for three cars on the driveway which also provides access to a single garage with electric roller door.

At the rear the garden has been beautifully landscaped with gravel pathway extending to the side and rear. Steps lead up to an area of lawn with patio and planted flower borders, all enclosed by wooden fencing panels. There is a substantial timber shed, split into two areas of storage, which has been recently installed.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), Mobile signal variable outdoors and indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3Words ///attitudes.spill.motivates



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