



35 Comeytrowe Lane



35 Comeytrowe Lane

, Taunton, TA1 5PB

Taunton Town Centre 2.3 miles.

A substantial and professionally extended modernised detached 1930s house situated in one of Taunton's most popular locations with double garage, ample parking and gardens to rear.

- Three receptions rooms
- Five bedrooms, with a master ensuite.
- Utility, WC and shower room
- Substantial parking area
- Rear gardens
- Open plan kitchen/dining/family room
- Main bathroom and separate shower room
- Superbly renovated throughout
- Double garage
- No onward chain

Guide Price £650,000

SITUATION

35 Comeytrowe Lane is situated in the residential area of Galmington which is on the south-western outskirts of Taunton. There is an excellent range of local amenities to suit most everyday needs including convenience store, doctors surgery and chemist. The property is well placed for ease of access to well respected schools and colleges in the area including Castle School (Outstanding Ofsted), The Somerset College of Arts and Technology, Taunton School and Queens Colleges. There is good access to Musgrove Park Hospital and the county town of Taunton offers an excellent range of recreational and shopping facilities as well as a mainline railway station and M5 motorway interchange.

DESCRIPTION

35 Comeytrowe Lane is an impressive 1930s detached house which has been professionally extended and modernised by a respectable local builder and has well-proportioned accommodation arranged over three floors and is centred around a superb kitchen/dining/family room.



ACCOMMODATION

The kitchen is well appointed with a range of integrated appliances and a central island, with double doors opening onto the rear garden. A utility room adjoins the kitchen and leads to a shower room and a separate wc, which is also accessible from the main hallway. The ground floor further includes three reception rooms: a sitting room, study and family room.

The first floor features an open landing with stairs providing access to the second floor. The principal bedroom enjoys dual-aspect windows with far-reaching views and benefits from a newly fitted en-suite shower room. There are two further bedrooms on this level, along with a refitted family bathroom comprising a bath, separate shower and wc.

The second floor offers two additional bedrooms and a shower room, fitted with a double shower cubicle, wash basin and wc.

OUTSIDE

To the front of the property, a generous gravelled parking and turning area leads to a detached double garage with up-and-over doors. A side path gives access to the rear garden, which is laid mainly to lawn with a patio extending to either side. The garden is enclosed by timber fencing and enjoys a good degree of privacy.

SERVICES

Mains water, electricity and drainage. Gas central heating. Broadband available: Please note the agents have not inspected or tested these services.

DIRECTIONS

From Taunton, proceed out of town in a south westerly direction on the A38 towards Wellington. Turn left onto Galmington Road and take the third right turning into Comeytrove Lane. Proceed along Comeytrove Lane until you reach the junction leading to Claremont Drive, where the property can be found on the left hand side.



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		
(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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