



19 Creechberry Orchard

Taunton

- Spacious three bedroom detached family home
- Situated in a small cul-de-sac on the eastern outskirts of Taunton
- Private enclosed rear garden
- Driveway parking for two vehicles and garage store
- Spacious living room to the front
- Good sized kitchen/dining room
- Lovely garden room overlooking the rear garden
- Separate utility room
- Ground floor cloakroom/WC
- Principal bedroom with en-suite shower room

TOTAL FLOOR AREA 110sq.m.

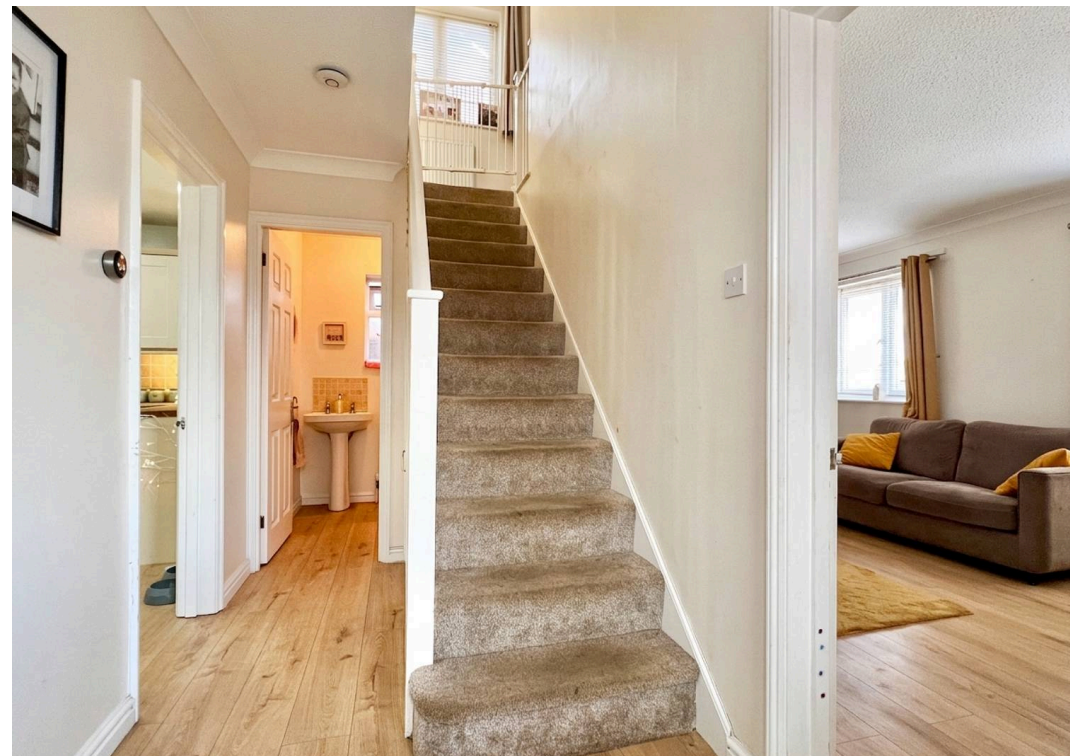
TENURE Freehold

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2026/27 - £2,704.18

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 10000mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D





Situated within a small cul-de-sac on the eastern outskirts of Taunton, this spacious three bedroom detached family home offers well-proportioned accommodation, enhanced by a lovely garden room overlooking the private enclosed rear garden.

The property is ideally suited to family living, with a spacious living room, a kitchen/dining room with bi-fold doors opening into the garden room, a separate utility room and a ground floor cloakroom/WC. To the first floor are three bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom.

Outside: To the front of the property there is driveway parking for two vehicles, together with a garage store area fitted with an up-and-over door. The private enclosed rear garden features a full-width paved patio adjoining the house, providing an ideal space for outdoor dining and entertaining, with a lawn beyond complemented by raised borders and exterior lighting.

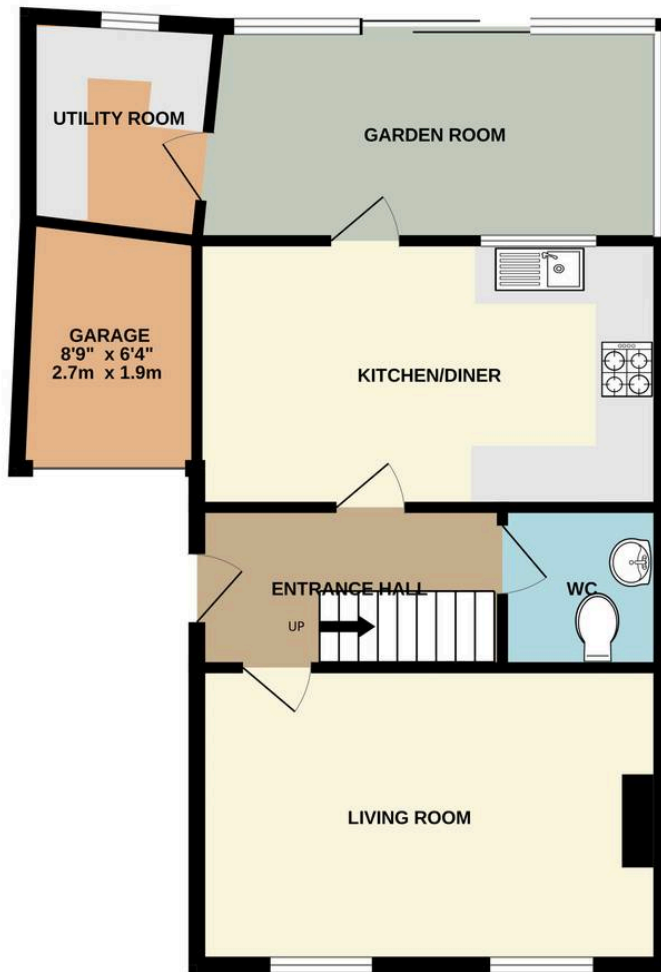
Viewing is highly recommended to appreciate the space, layout and location this detached family home has to offer.

Creechberry Orchard is conveniently positioned on the eastern outskirts of Taunton, offering a practical location for families and commuters alike. The town centre provides a range of shopping facilities, supermarkets, cafés, restaurants, leisure amenities and schooling, with further facilities available in the surrounding areas.

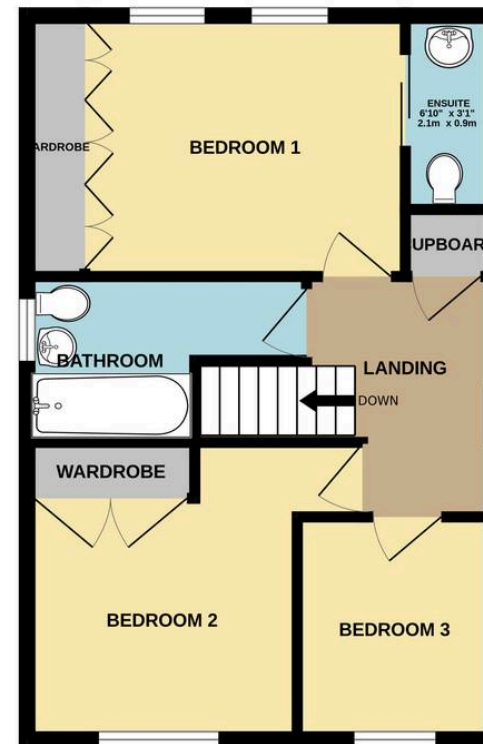
The property's location is particularly advantageous for road connections, with access to the A38 and A358, providing routes towards the A303 at Ilminster, as well as the M5 motorway at Junction 25. These connections make the property well placed for travel throughout Somerset and further afield.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TA1 2EX

TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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