CHURCH LANE

gth

BICKNOLLER









48 Church Lane

Bicknoller, Taunton, TA4 4EL

Taunton Town 13.2 miles; m5 Junction 25, 15 miles;

2 | 4 | 1 | 115 Sq m

A delightful 4 bedroom bungalow occupying a private edge of village location with garage and parking. Further land available by separate negotiation.

Freehold Offers in Excess of £425,000

DESCRIPTION

This spacious detached bungalow is believed to date back to the 1950's and is of rendered brick elevations under a pitched tiled roof and enjoys double glazing and gas central heating. The accommodation has been well maintained but would now benefit from some modernisation to bring it up to todays standards. In brief it comprises an entrance hall which gives access to all four bedrooms, three of which are doubles, along with a family bathroom. To the side is a dining room with sliding doors to outside and adjacent is a generous dual aspect living room enjoying views of the gardens. To the rear is a kitchen fitted with a range of base and wall units containing several integral appliances and a door leads through to a utility and WC.

OUTSIDE

The property is set back from the public highway approached over a private drive which is shared at first then forks off via a timber gate which leads to a tarmacadam driveway which continues past the front of the bungalow to a parking and turning area to the side. Here access can be gained to an attached garage and workshop. The primary gardens lie to the front and are level and predominantly lawned with mature shrub borders contained within stone walling

with timber panelling over. To the rear is a small lawned garden area and greenhouse.

ADDITIONAL LAND

There is an additional 0.35 acres of land available by separate negotiation shown edged blue on the attached identification plan.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property.

Council Tax: *Somerset Council—Band F.*

SITUATION

The sought after village of Bicknoller is a thriving community with a number of clubs and organisations together with a fine parish church, public house and community run shop. The town of Williton is approximately 3 miles distance and provides amenities for everyday needs. Taunton lies some 13 miles away providing an extensive range of facilities befitting those of a county town and regional centre, as well as access to the M5 motorway (junction 25) and mainline inter-city rail connections. The area affords an exceptional range of scholastic facilities with good local authority primary and secondary schooling available at Williton and with noted public schools available at Taunton and Wellington.

DIRECTIONS

What3words:/// ///ratty.husbands.staple

ADDITIONAL INFORMATION

Broadband: FTTP highest available download speed 800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).















VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU250598

GREENSLADE TAYLOR HUNT

www.gth.net

Church Lane, Bicknoller, Taunton, TA4 4EL

Approximate Area = 1237 sq ft / 114.9 sq m
Garage / Workshop = 350 sq ft / 32.5 sq m
Total = 1587 sq ft / 147.4 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1374320

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.


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