

TRULL GREEN DRIVE

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TRULL





8 Trull Green Drive Trull, Somerset, TA3 7JL

Taunton Town 1.9 miles; M5 Junction 25, 4.5 miles

 3
  3
  2
  98 Sqm

A detached three bedroom bungalow occupying a private position at the end of a cul-de-sac, offering well proportioned accommodation with garage, driveway parking and an attractive mature gardens. Available with no onward chain.

Freehold Guide Price £395,000

SITUATION

Trull Green Drive is a well established residential location situated on the outskirts of Taunton, providing convenient access to a range of local amenities whilst remaining within easy reach of the town centre. Taunton offers an excellent selection of shopping, educational and recreational facilities together with a mainline railway station providing regular services to London Paddington and the South West.

DESCRIPTION

This delightful, detached bungalow is believed to date back to the 1960's and is constructed of brick elevations beneath a pitched tiled roof. The property benefits from double glazing, gas fired central heating and solar PV panels, helping to provide economical day-to-day running costs. Whilst now requiring a degree of modernisation, the property offers generous and versatile accommodation throughout presenting an excellent opportunity for purchasers wishing to create a home to suit their individual requirements. The accommodation is entered via a welcoming entrance hall. French doors open into a spacious dual aspect sitting room, flooded with natural light and featuring a inset log burning stove as its focal point. Located opposite are bedrooms one and two, one of which is currently utilised as a study, both served by a modern shower room. The separate dining room enjoys views over the gardens and links directly to the conservatory, creating an ideal space for entertaining and family gatherings. Adjacent is the principal bedroom,





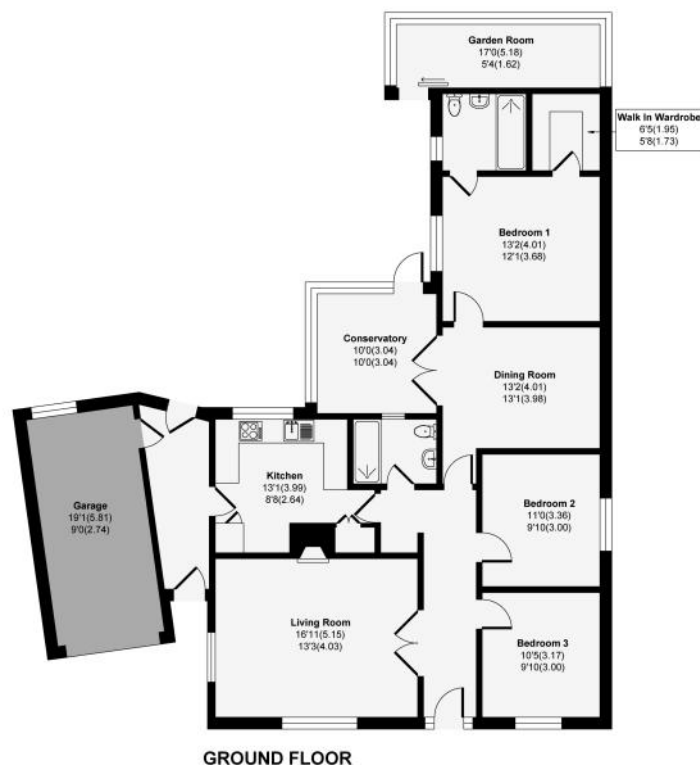
8 Trull Green Drive, Trull, Taunton, Somerset, TA3 7JL

Approximate Area = 1438 sq ft / 133.6 sq m

Garage = 171 sq ft / 15.9 sq m

Total = 1609 sq ft / 149.5 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt.



an impressive room of generous proportions benefiting from a modern ensuite shower room and adjoining dressing room. The kitchen/breakfast room is fitted with a range of matching base and wall mounted units with roll top work surfaces incorporating a selection of integrated appliances. A door leads to a covered walkway which, in turn, provides access to the garage.

Agents Note

The property is offered for sale with the benefit of no onward chain.

Viewings by appointment only.

OUTSIDE

The property enjoys a tucked away position at the end of a quiet cul-de-sac and is approached via a block paved driveway providing off road parking and access to the single garage. The front garden is predominantly laid to lawn and bordered by lavender beds together with a variety of mature shrubs and bushes, all enclosed by established hedging which provides an excellent degree of privacy. To the rear, the gardens are again principally laid to lawn, interspersed with a variety of fruit trees. Additional features include a productive vegetable garden, ornamental pond and summerhouse, creating a delightful outdoor environment. A particularly noteworthy feature is the substantial brick and UPVC double glazed greenhouse positioned adjoining the bungalow, offering excellent growing space for keen gardeners.

SERVICES & OUTGOINGS

Mains electric, gas, water and drainage are connected to the property. Gas fired central heating. Solar PV panels installed.

Council Tax: Somerset Council—Band E.

DIRECTIONS

What3words:///diets.fizzled.poppy

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 157 Mbps, highest available upload speed 21 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%).

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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VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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