

HIGHFIELD

gth

TAUNTON





27 Highfield Taunton, Somerset, TA1 5JG

Taunton Town 1.8 miles; M5 Junction 25, 4.4 miles;

 2
  3
  2
  128 Sqm

A generously proportioned three bedroom detached bungalow offering ample off road parking with attractive rear gardens.

Freehold Guide Price £435,000

DESCRIPTION

The accommodation in brief comprises of an entrance hall which takes you to bedrooms one, two and three all of which are serviced by two family bathrooms, one features a corner walk-in shower hand basin and WC. The second bathroom has a bath with an overhead shower, sink and WC. All bedrooms benefit from fitted wardrobes. The kitchen has matching wall and base units along with an induction hob including built in appliances such as fridge/freezer and oven/grill. There is also a separate dining room with a double glazed UPVC window which overlooks the rear garden. The dining room leads into the large living room featuring a fireplace and an electric fire. Adjacent to the sitting room is a spacious conservatory overlooking the garden with French doors opening on to the patio. The conservatory also provides rear access into the garage.

OUTSIDE

The property is accessed via a block paved driveway which provides parking for a number of vehicles and provides access to the integral single garage with a up and over door. There is also side access which leads you to the raised south facing rear garden which is predominantly laid to lawn. The rear garden benefits from two sheds and a large patio area perfect for those summer evenings and

alfresco dining.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band E.*

SITUATION

27 Highfield is situated on the southern side of Taunton. The area is popular for its convenient access to local amenities, well regarded schools and Musgrove Park Hospital, while remaining within easy reach of the town centre. Taunton offers an excellent range of shopping, dining and leisure facilities, along with a mainline railway station providing direct links to London Paddington and the South West, and easy access to the M5 motorway at Junction 25.

DIRECTIONS

What3words:///empty.oiled.lucky

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 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.

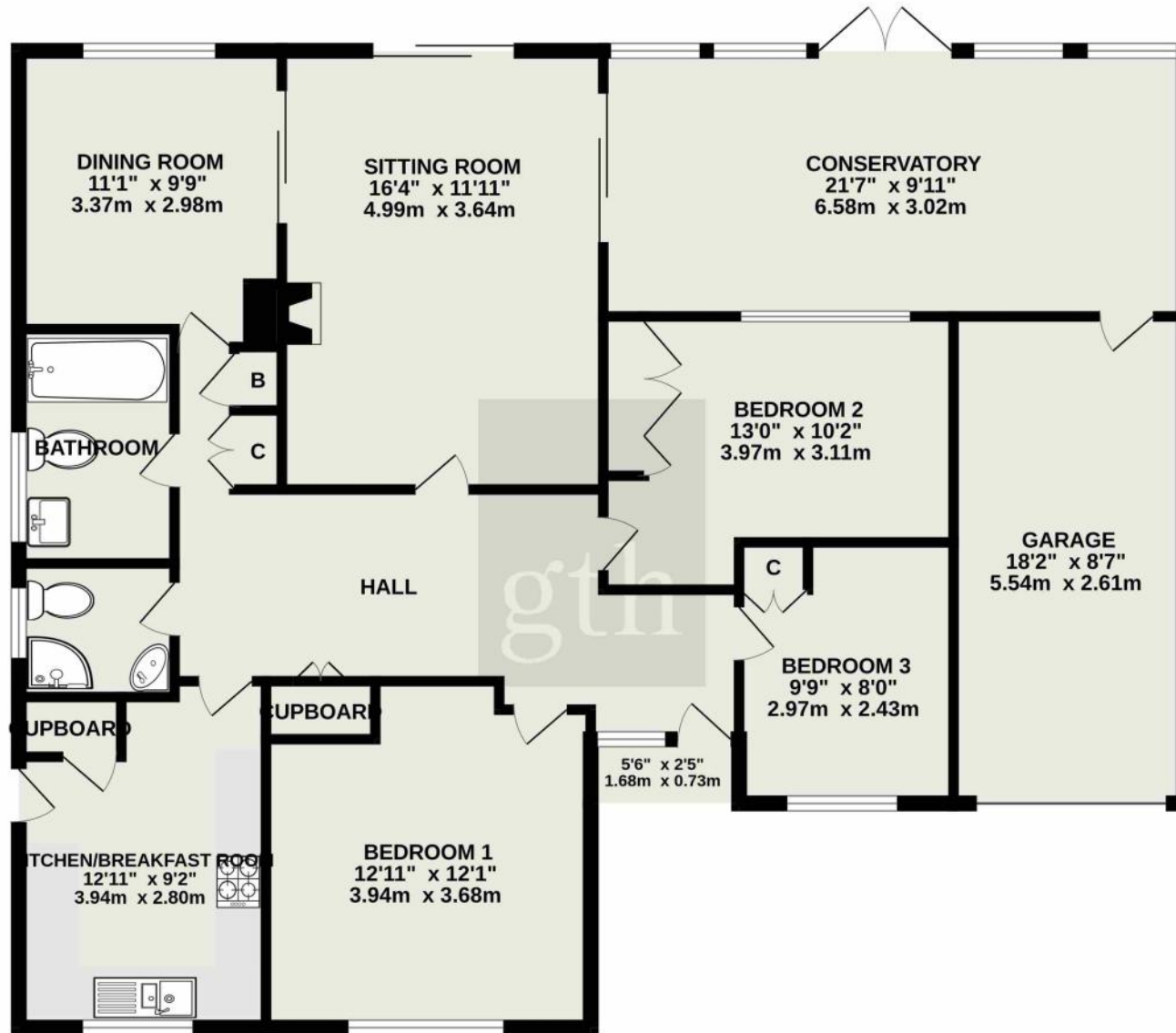
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Tel: 01823 277121 | Ref: TAU260331

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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