

DILLONS ROAD

gth

CREECH ST. MICHAEL





18 Dillons Road Creech St. Michael, Somerset, TA3 5DS

Taunton Town 4.5 miles; M5 Junction 25, 3 miles



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121 Sqm

A well presented modern four bedroom detached chalet bungalow, located in a cul-de-sac position in the ever popular village of Creech St Micheal.

Freehold Guide Price £450,000

DESCRIPTION

18 Dillons Road is a modern four bedroom detached chalet bungalow that has been meticulously upgraded and extended by the current owners. The property in brief comprises an entrance hall with storage and leads you through to the sitting room which is open plan to the 30 ft kitchen/diner that is the heart of the home offering a large island with a breakfast bar and sitting area along with a fitted integral appliances such as an oven/grill and microwave and fitted fridge/freezer and an induction hob. This room also leads you through to the utility room which has space for washing machine and tumble dryer along with fitted cupboards for additional storage and this room proves side access. From the dining room there are bifold doors which provides a light airy feel and access to the back garden. Also downstairs offers two double bedrooms, one of them features a large integral room which is currently be used as a nursely or could be a walk in wardrobe. Both bedrooms are serviced by the family bathroom that has been recently replaced to feature a walk in shower, hand basin and WC. Upstairs consists of two bedrooms, the larger bedroom on the right has a ensuite which has a walk in shower, hand basin and WC. Between the bedrooms there a storage cupboard, then to the left is also a double bedroom which provides access to the loft space.



OUTSIDE

The property is approached off the road onto the raised gravel driveway which provides off road parking for at least three vehicles. There is a side gate which leads round to the rear garden, primarily laid to lawn and paved patio. This is a perfect spot for outdoor furniture and alfresco dining.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band D.*

SITUATION

Situated in an extremely convenient location on the edge of the village of Creech St Michael. Local amenities include shops, various churches, a pub, primary school and a newly built medical centre just a short distance from the property. Taunton, the County Town of Somerset, is approximately four miles to the west and includes an excellent shopping centre with a number of well known high street stores, good recreational facilities and many respected independent schools. Communications are superb with easy access to the M5 motorway providing fast and easy access to the rest of the country and the A303, providing connections to London, Exeter and Bristol. This part of Somerset is well known for its spectacular hills which provide endless walking and riding opportunities.

DIRECTIONS

What3words:///readers.earplugs.stretcher

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 10000 Mbps, highest available upload speed 10000 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.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

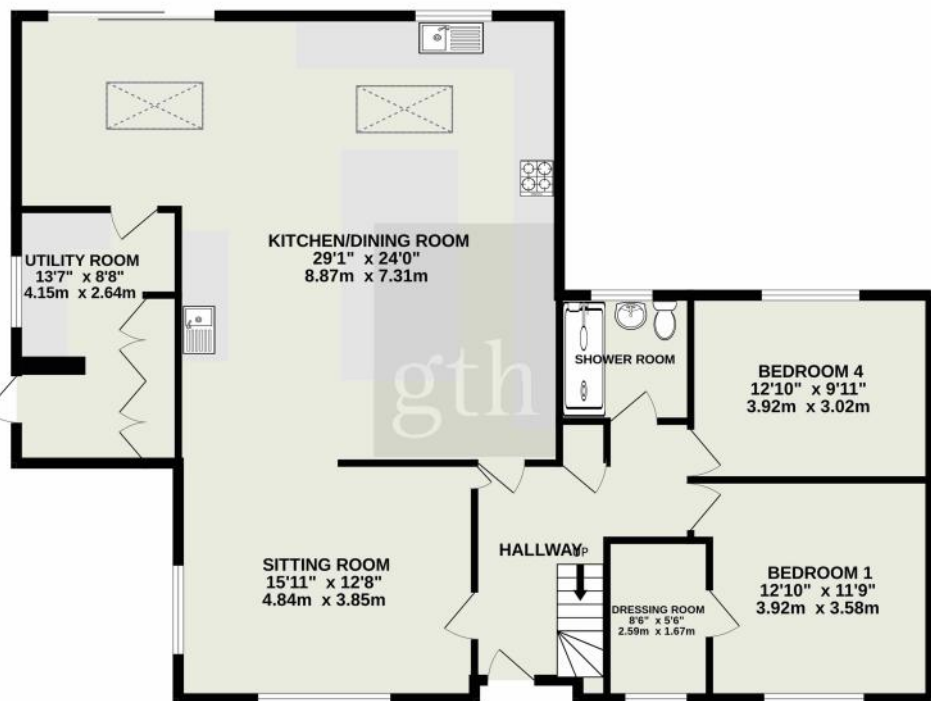
Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260088

GREENSLADE TAYLOR HUNT

www.gth.net

GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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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