



31 Arundells Way, Creech St. Michael, Taunton TA3 5QT  
£212,950

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Making home moves happen



A beautifully presented and updated modern 3 bedroom end of terrace house with the benefit of a garage and an enclosed carport. Secluded west facing rear garden. Conveniently located village only 4 miles from Taunton and 3 from M5 motorway junction. Energy rating : C-70

**THE PROPERTY**

This is a lovely well cared for and beautifully presented end of terrace home which features a slightly open plan design between the living room and kitchen/dining room creating a good feeling of space and light. The living room has a log burner set within an attractive fireplace and the kitchen features solid wood worktops. To the first floor the bathroom is modern with a white suite and there are three bedrooms. The property is located within a short walk of Creech St Michael village which has a general store/post office, primary school, pub and access to the pretty Bridgwater and Taunton canal. The village is within three miles of the motorway junction and four miles from Taunton town centre.

LOVELY END TERRACE HOME

UPVC DOUBLE GLAZING AND GAS CH

MODERN KITCHEN AND BATHROOM

SITTING ROOM WITH LOG BURNER

COVERED DECKING IN REAR GARDEN

GARAGE AND ENCLOSED CAR PORT

CLOSE TO VILLAGE CENTRE

4 MILES FROM TAUNTON







#### Front Entrance

#### Vestibule

#### Living Room

Door opens to :

14' 8" x 13' 4" (4.47m x 4.06m) (plus bow window) Pine fireplace surround with fitted log burner and with slate hearth.

Wood flooring. Opening to :

#### Kitchen/Dining Room

14' 8" x 9' 6" (4.47m x 2.89m) Wood flooring. Ample kitchen cupboards with solid Oak worktops, one and a half bowl white ceramic sink, Baxi combination boiler for central heating and hot water, fitted fridge and understairs cupboard.

#### First Floor Landing

Overstairs cupboard.

#### Bedroom 1

14' 5" x 8' 5" (4.39m x 2.56m) Fitted wardrobes.

#### Bedroom 2

9' 4" x 8' 5" (2.84m x 2.56m)

#### Bedroom 3

10' 1" x 6' 0" (3.07m x 1.83m)

#### Bathroom

6' 0" x 5' 5" (1.83m x 1.65m) Modern white suite with Mira electric shower over bath. Chrome ladder radiator.

#### Outside

Gravelled front garden with conifer screen. West facing rear garden laid to lawn with flower borders etc. Covered decking area adjacent to kitchen/dining room. Side access. Rear entrance into carport 18' 6" x 10' 9" (5.63m x 3.27m), double doors to front, door into garage 18' 2" x 8' 2" (5.53m x 2.49m) with power points, electric light and up and over door.







The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.7 SQ.M.)

