



1 Shepherds Hey, Church Road, Trull, Taunton TA3 7LG

£625,000

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Making home moves happen

Number 1 Shepherds Hey is an individually designed detached family home located in the heart of Trull, undoubtedly one of Taunton's most favoured locations. The property has been extended in recent years to provide wonderfully flexible accommodation over two floors and includes additional rooms which make an ideal annexe or separate accommodation for a dependant relative. The property sits on a good sized plot and enjoys south westerly facing gardens and is offered to the market with no onward chain.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

The property, which has been in the ownership of the same family for some decades, is very well maintained throughout and offers quality fittings and fixtures. The entrance hall gives way to a sitting room which in turn leads to a sun room at the rear. There is also a kitchen/breakfast room, which is well fitted throughout and a separate dining room. There is an additional utility room also giving access to the rear garden. On the first floor there are four bedrooms and a family bathroom as well as access to the extension. There is a first floor annexe area with bedroom, shower room and sitting area with small kitchenette and also private ground floor access to the rear behind the garage. Shepherds Hey offers mains gas central heating and mains drainage and is in the heart of the village, opposite the public house, close to the church and the local primary school.

FLEXIBLE DETACHED FAMILY HOME
FOUR BEDROOMS WITH ADDITIONAL ANNEXE ACCOMMODATION
ANNEXE INCLUDES BEDROOM WITH EN-SUITE SHOWER ROOM AND SITTING ROOM WITH KITCHENETTE
GARAGE AND CARPORT
AMPLE DRIVEWAY PARKING
SUN ROOM TO THE REAR
SOUTH WESTERLY FACING GARDENS
OFFERED TO THE MARKET WITH NO ONWARD CHAIN
EARLY VIEWING STRONGLY ADVISED





Entrance Hall	
Cloakroom	
Sitting Room	15' 0" x 13' 2" (4.57m x 4.01m)
Sun Room	10' 9" x 8' 11" (3.27m x 2.72m)
Kitchen/Breakfast Room	11' 8" x 11' 6" (3.55m x 3.50m)
Dining Room	11' 8" x 8' 9" (3.55m x 2.66m)
Utility Room	11' 7" x 6' 6" (3.53m x 1.98m)
First Floor Landing	
Bedroom 1	14' 11" x 13' 3" (4.54m x 4.04m)
Family Bathroom	9' 3" x 7' 0" (2.82m x 2.13m) With additional shower cubicle.
Bedroom 3	9' 4" x 8' 4" (2.84m x 2.54m)
Bedroom 2	11' 9" x 8' 10" (3.58m x 2.69m) Built-in wardrobes.
Study / Bedroom 4	8' 8" x 8' 4" (2.64m x 2.54m) Also acts as a interconnecting room between the main house and the annexe accommodation.
ANNEXE ACCOMMODATION (OVER GARAGE AND CARPORT)	
Living Room / Kitchenette	15' 7" x 13' 3" (4.75m x 4.04m) With Juliet balcony to the rear and stairs down to a private rear entrance door.
Bedroom	13' 3" x 11' 9" (4.04m x 3.58m)
En-suite	7' 3" x 5' 6" (2.21m x 1.68m)
Outside	Ample driveway parking for numerous cars in addition to the carport and garage. A delightfully enclosed predominantly south westerly facing rear garden which backs onto the local playing fields.

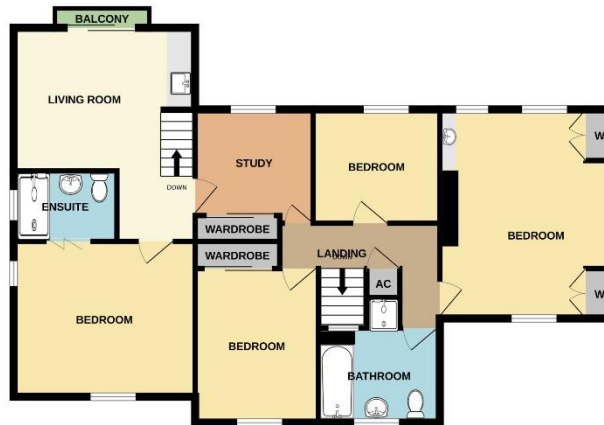




GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 1926 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



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