



20 The Spinney, Taunton TA1 4RY

£395,000

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A beautifully positioned detached bungalow located at the end of a cul-de-sac in the ever popular Parkfield area of Taunton. The property benefits from good sized and level south west facing gardens, as well as parking, garage, upgraded and well presented three bedrooomed accommodation. Viewing is highly recommended for this sought after property.

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

The property is accessed via a front entrance hall, which houses the airing cupboard, and in turn leads to the three bedrooms, bathroom and a very useful utility cupboard, whilst to the other side of the hallway is a lovely sunny kitchen/breakfast room and a good sized sitting room. Most noteworthy are the doors leading from the sitting room to a covered veranda area in the garden and a fabulous enclosed and level rear garden, which is laid to lawn, patio, various flower beds and a variety of trees including apple, pears, cherry and a medler tree. The garden is predominantly south west facing and due to its elevated position, enjoys a great deal of natural sunlight. The property is well presented throughout and benefits from double glazing and gas central heating, as well as off street parking and, of course, being located towards the end of the cul-de-sac, benefits from no passing traffic. The location of The Spinney, must be noted due to its close proximity to Musgrove Park hospital and the town centre itself.

HIGHLY DESIRABLE RESIDENTIAL CUL-DE-SAC
CLOSE TO PARKFIELD SCHOOL AND MUSGROVE PARK HOSPITAL
WELL PRESENTED THROUGHOUT
THREE BEDROOMS
KITCHEN/BREAKFAST ROOM
GARAGE AND PARKING
BEAUTIFUL SOUTH WEST FACING REAR GARDEN
VIEWING HIGHLY RECOMMENDED

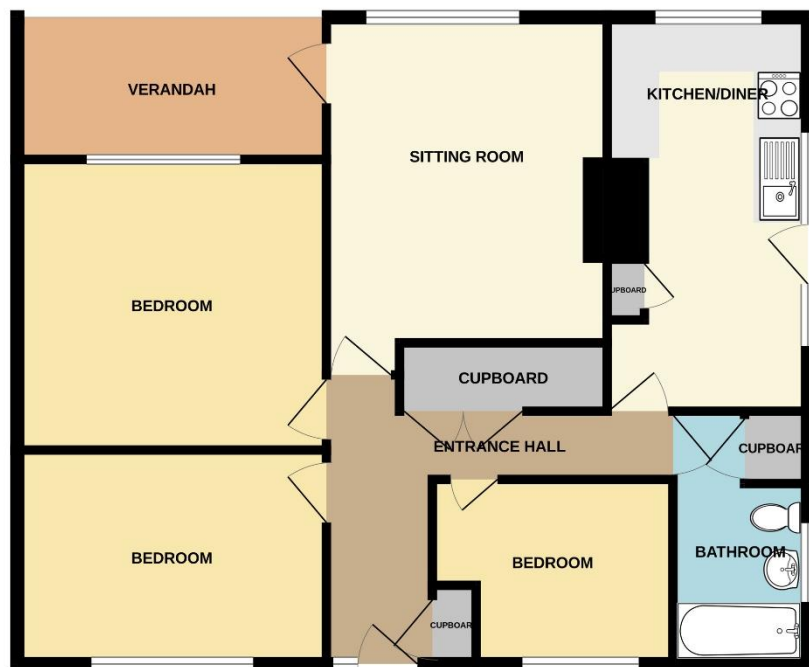




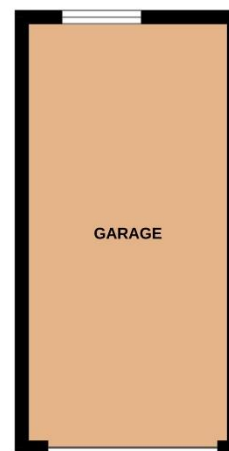
Entrance Hall	14' 5" x 12' 0" (4.40m x 3.67m) Three storage cupboards.
Sitting Room	14' 11" x 11' 9" (4.54m x 3.57m)
Kitchen/Diner	16' 5" x 8' 4" (5.00m x 2.55m)
Bedroom 1	12' 11" x 12' 1" (3.93m x 3.69m)
Bedroom 2	12' 11" x 8' 11" (3.93m x 2.72m)
Bedroom 3	10' 0" x 7' 8" (3.06m x 2.34m)
Bathroom	10' 6" x 5' 7" (3.21m x 1.71m)
Outside	Due to its corner plot, the property has a triangular front garden and also parking to the front for four cars and access to the garage 17' 11" x 8' 10" (5.47m x 2.70m). The rear garden is delightfully enclosed and is remarkably sunny. It is of a good size and is laid to lawn, vegetables beds, patio, seating areas and some mature fruit trees.



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



GARAGE
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
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