



GIBBINS RICHARDS 
Making home moves happen

15 Stubby Lane, Cheddon Fitzpaine, Taunton TA2 8GA
£375,000

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A four bedroomed detached home located within a modern development within the Parish of Cheddon Fitzpaine. The well-presented accommodation is spread over three floors and consists of: entrance hall, cloakroom, sitting room and kitchen/dining room. To the first floor there are two bedrooms with an en-suite shower room to the main bedroom and separate family bathroom. On the second floor there are two double bedrooms and a shower room. Outside, the property features a low-maintenance landscaped garden, a single garage, and driveway parking.

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

An internal viewing is strongly recommended to fully appreciate this superbly presented detached home. The property was constructed in 2017 by Barrett Homes to a popular design and benefits from the residue of a 10 year NHBC warranty. Stubby Lane is located on the edge of a popular development in the parish of Cheddon Fitzpaine which is within easy reach of a local primary school and a short drive of the picturesque Quantock Hills. The town centre itself is just over one mile distant and comprises of a wealth of shopping, leisure and cultural facilities whilst for the commuter the M5 motorway and the mainline railway station are easily accessible.

DETACHED HOME
FOUR BEDROOMS
THREE BATHROOMS
DOWNSTAIRS CLOAKROOM
LOW MAINTENANCE LANDSCAPED REAR GARDEN
SINGLE GARAGE & DRIVEWAY
WELL ACCOMMODATION OVER THREE FLOORS
CLOSE TO AMENITIES
GAS CENTRAL HEATING



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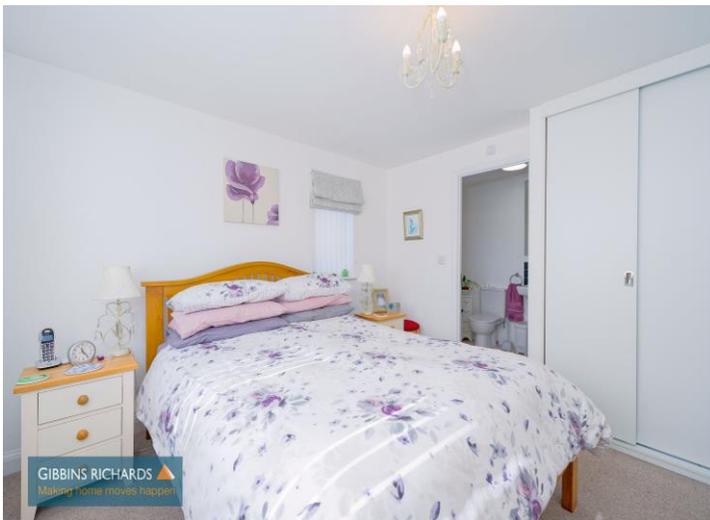


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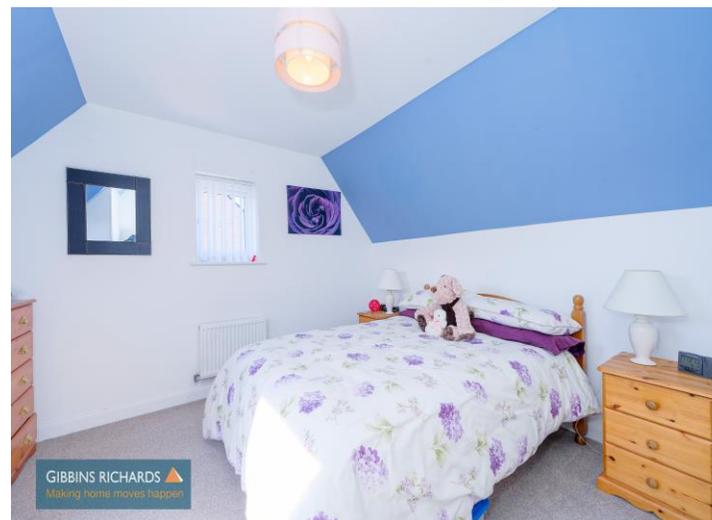


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Entrance Hall	Leading to the stairs.
Kitchen/Diner	16' 1" x 11' 0" (4.90m x 3.35m) Bay window with French doors leading to the garden.
Sitting Room	16' 2" x 11' 4" (4.92m x 3.45m) Dual aspect.
Cloakroom	6' 1" x 2' 9" (1.85m x 0.84m)
First Floor Landing	Airing Cupboard.
Bedroom 1	11' 8" x 10' 0" (3.55m x 3.05m) Built in wardrobes.
En-suite Shower Room	8' 8" Max x 4' 9" (2.64m x 1.45m)
Bedroom 4	11' 6" x 9' 7" (3.50m x 2.92m)
Family Bathroom	7' 9" x 6' 2" (2.36m x 1.88m)
Second Floor Landing	
Bedroom 2	11' 7" x 11' 3" (3.53m x 3.43m) Built in wardrobes.
Shower Room	7' 0" Max x 4' 8" Max (2.13m x 1.42m) Accessed via bedroom 2 and the second floor landing.
Bedroom 3	11' 6" x 9' 7" (3.50m x 2.92m) Built in wardrobe.
Outside	A hard landscaped rear garden. Single garage and driveway parking.
Agents Note	There is a service charge payable for the upkeep of the communal areas, this is approximately £200/annum.



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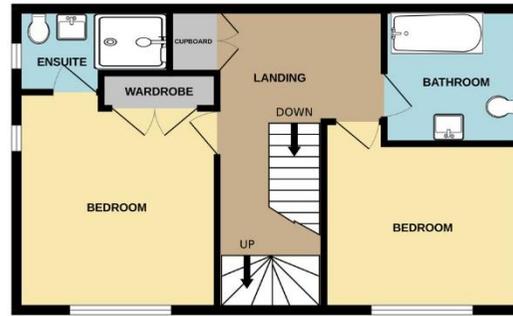


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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