



GIBBINS RICHARDS
Making home moves happen

Clair Vaux, Stoke Road, Henlade, Taunton TA3 5LX
£420,000

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A beautifully presented and surprisingly spacious three bedroomed detached house located on the edge of Taunton with excellent road links. An early viewing is highly recommended.

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

Clair Vaux is a 1930's detached property occupying a good sized plot in Henlade on the edge of Taunton and offers brilliant access to the A358 and the M5 motorway. The good sized family home has been well looked after and offers remarkably spacious three bedroomed accommodation throughout. A storm porch leads into an entrance hall with a ground floor cloakroom and access to the principle ground floor rooms. This includes a sitting room with log burner, open plan dining/kitchen area across the back of the property and an additional conservatory overlooking the rear garden. On the first floor there are three good sized bedrooms with built-in wardrobes and a family bathroom.

Clair Vaux sits in a good sized plot with ample parking to the front on the driveway and access to a single garage and a beautifully enclosed rear garden, which is very well planted with mature trees, hedges and central lawn area, which backs onto neighbouring farm fields. An early viewing is highly recommended. The property has owned solar panels, oil fired central heating and is double glazed throughout.

LARGE THREE BEDROOMED DETACHED HOME
1930'S BUILT WITH SPACIOUS ROOMS
LIGHT AND AIRY
SOLAR PANELS AND OIL FIRED HEATING
EXCELLENT ROAD LINKS TO THE A358 AND M5 MOTORWAY
LEVEL REAR GARDENS BACKING ONTO FIELDS
AMPLE PARKING
BEAUTIFULLY PRESENTED THROUGHOUT





Entrance Storm Porch	9' 9" x 3' 2" (2.96m x 0.96m)
Entrance Hall	9' 10" x 9' 9" (3.00m x 2.96m)
Cloakroom	
Sitting Room	15' 9" x 12' 9" (4.80m x 3.88m) Plus bay window. Log burner. Sliding doors through to;
Dining Area	12' 9" x 12' 6" (3.88m x 3.81m) Open plan to;
Kitchen	12' 6" x 12' 0" (3.81m x 3.65m) Plus additional 7' 8" x 5' 0" (2.34m x 1.52m) at the rear and an additional boiler cupboard, which doubles as a pantry and store.
Conservatory	9' 7" x 5' 2" (2.92m x 1.57m) Tiled floor.
First Floor Landing	Airing cupboard.
Bedroom 1	15' 9" x 12' 5" (4.80m x 3.78m) Built-in wardrobes.
Bedroom 2	13' 10" x 13' 3" (4.21m x 4.04m) Plus bay window. Built-in wardrobes.
Bedroom 3	12' 6" x 9' 8" (3.81m x 2.94m) Built-in wardrobes.
Bathroom	9' 9" x 6' 10" (2.98m x 2.08m)
Outside	To the front of the property is a driveway and ample parking for numerous cars. Enclosed good sized and level rear garden with shed, summerhouse, greenhouse, oil tank, central lawn area and mature trees.





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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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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