

Crossmoor Meadows, East Lyng, Taunton TA3 5AU

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THE PROPERTY

This well presented four bedroomed detached house is located in the village of East Lyng, just 8 miles from Taunton. The spacious accommodation includes a welcoming entrance hall, sitting room, kitchen/diner, utility room and a study. On the first floor you will find four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a separate family bathroom. Externally, the property boasts a double garage, a garden room, and extensive wraparound gardens. Crossmoor Meadows enjoys a southerly aspect across neighbouring countryside and the house is positioned in the middle of a good sized plot of level and secluded gardens.

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

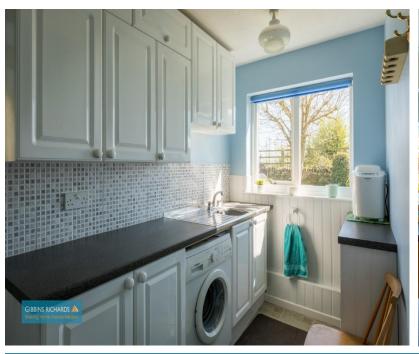
Situated in the village of East Lyng, this property offers the perfect blend of countryside living and convenient access to nearby villages. Just a short drive from Taunton, East Lyng is a picturesque village surrounded by rural landscapes. The accommodation has oil fired central heating, private drainage and is double glazed throughout.













DETACHED HOUSE

FAR REACHING VIEWS ACROSS THE SOMERSET LEVELS

LARGE RECEPTION ROOM

STUDY

DOWNSTAIRS CLOAKROOM

FOUR BEDROOMS

EN-SUITE SHOWER ROOM

LARGE DRIVEWAY AND DOUBLE GARAGE

MULTI-PURPOSE GARDEN ROOM

LARGE WRAP-AROUND GARDENS

OIL FIRED CENTRAL HEATING

ACCOMMODATION

Entrance Hall 10' 5" x 9' 3" (3.18m x 2.83m)

Cloakroom 5' 0" x 4' 5" (1.52m x 1.35m)

Sitting Room 22' 7" x 11' 3" (6.88m x 3.43m)

Office 11' 4" x 7' 7" (3.46m x 2.32m)

Kitchen/Diner 20' 8" x 13' 0" (6.29m x 3.96m)

Utility Room 13' 10" x 5' 6" (4.21m x 1.68m)

First Floor Landing 13' 1" x 11' 3" (3.98m x 3.42m) Airing cupboard.

Bedroom 1 11' 9" x 10' 10" (3.59m x 3.30m) Built-in wardrobes.

En-suite 7' 0" x 5' 4" (2.14m x 1.63m)

Bedroom 2 10' 10" x 8' 4" (3.30m x 2.54m) Built-in wardrobes.

Bedroom 3 11' 3" x 10' 4" (3.43m x 3.15m) Built-in wardrobes.

Bedroom 4 11' 3" x 10' 6" (3.43m x 3.20m) Built-in wardrobes.

Bathroom 7' 3" x 7' 0" (2.22m x 2.14m)











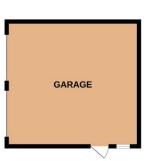


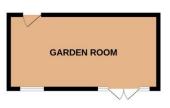


Outside

To the front of the property is an area of lawned garden, driveway parking for multiple cars leading to a double garage 18' 3" x 17' 3" (5.57m x 5.26m) with electric roller doors. Stunning and private southerly rear garden which backs onto open countryside, laid to lawn with borders and a variety of mature trees and shrubs, paved patio area under a glass canopy, outside lights and tap. The garden also contains a multi-purpose garden room 20' 8" x 10' 3" (6.30m x 3.12m).









TOTAL FLOOR AREA: 1953 sq.ft. (181.5 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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