



**Tone Way, Bull Street, Creech St. Michael, Taunton TA3 5PW**  
**£699,950**

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## Five bedoomed detached home / Large garage & two driveways / Riverside setting

A beautifully modernised five bedoomed detached home, enjoying a peaceful riverside setting backing onto the River Tone in the sought-after village of Creech St. Michael. The property offers versatile and well-balanced accommodation, ideal for family living.

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

This five bedoomed detached home has been thoughtfully adapted and extended over the years to create an impressive family home, offering generous and flexible accommodation arranged over two floors. Enjoying a highly desirable position backing onto the River Tone, the property benefits from private launching rights.

Externally, there is a substantial garage measuring 27' 1" x 19' 6" (8.26m x 5.95m) with wc and car pit, offering excellent potential for conversion into a self-contained dwelling (subject to planning), complete with its own driveway and garden. The property benefits from two gated driveways, providing access to both the left and right sides of the home. Internally, the home is warmed by oil-fired central heating alongside a cosy log burner in the sitting room and benefits from mains drainage. Character features from the original building remain, including exposed wooden beams, adding charm and warmth throughout.

2591 Approximate square footage

Detached home

Five/Six bedrooms

Large sitting room with log burner

Riverside setting with it's own launching rights

Double garage & workshop

Oil central heating

Private rear garden

Two gated driveways

Downstairs shower room & upstairs bathroom





|                     |  |
|---------------------|--|
| Entrance Porch      | 5' 11" x 3' 1" (1.80m x 0.94m)   |
| Entrance Hall       | 11' 5" x 5' 6" (3.48m x 1.67m)   |
| Shower Room         | 9' 2" x 3' 7" (2.79m x 1.09m)  |
| Kitchen/Dining Room | Kitchen - 12' 0" x 8' 0" (3.65m x 2.44m) Dining Room - 10' 8" x 8' 7" (3.25m x 2.61m)  |
| Utility Room        | 8' 6" x 4' 6" (2.59m x 1.37m)  |
| Sitting Room        | 21' 3" x 13' 8" (6.47m x 4.16m)  |
| Hallway             | 14' 4" x 8' 10" (4.38m x 2.69m)  |
| Bedroom             | 11' 7" x 10' 2" (3.53m x 3.10m) maximum. Fitted wardrobes. Storage cupboard.   |
| Bedroom             | 10' 2" x 7' 8" (3.10m x 2.34m) Fitted wardrobes.   |
| Bedroom             | 19' 4" x 9' 5" (5.89m x 2.87m) Fitted wardrobes. En-suite shower room 10' 2" x 3' 1" (3.10m x 0.94m).  |
| First Floor Landing | 10' 8" x 10' 1" (3.25m x 3.07m) Eaves storage.   |
| Bedroom             | 16' 5" x 8' 4" (5.00m x 2.54m)   |
| Bedroom             | 17' 1" x 11' 9" (5.20m x 3.58m) Eaves storage. Airing cupboard.  |
| Bedroom             | 17' 3" x 9' 5" (5.25m x 2.87m) Eaves storage.  |
| Bathroom            | 10' 7" x 6' 2" (3.22m x 1.88m)   |
| Outside             | Access to Boot Room 8' 5" x 4' 3" (2.56m x 1.30m), Boiler Room 13' 1" x 10' 10" (4.00m x 3.30m) and Garage 27' 1" x 19' 6" (8.26m x 5.95m) with wc and car pit. Two gated driveways, providing access to both the left and right sides of the home, gardens enjoying a peaceful riverside setting backing onto the River Tone. |





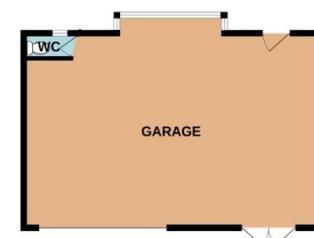
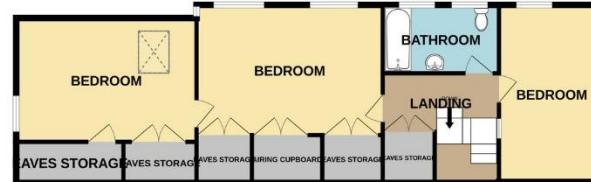
GROUND FLOOR  
1329 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



GARAGE  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 2691 sq.ft. (250.0 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.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.

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