



11 Arundells Way, Creech St. Michael, Taunton TA3 5QS

£280,000

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***Single garage & parking * Well-presented accommodation *Sought-after village location ***

A refurbished three bedroomed semi-detached home, situated in a cul-de-sac within the popular village of Creech St Michael.

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

This well-presented property has been updated by the current owner, including a reconfigured ground floor layout, a new kitchen and bathroom, and redecoration throughout. The accommodation is warmed by gas central heating and comprises a sitting room and a spacious kitchen/dining room on the ground floor, with three bedrooms and a family bathroom to the first floor.

Ideally located in the heart of Creech St Michael, the property is within easy reach of a range of local amenities including a primary school, doctor's surgery, public house, and general stores. Taunton town centre is a short drive away, and junction 25 of the M5 is easily accessible.

Total floor area - 1053 sq.ft (97.9 sq.m) approx.

Semi-detached home

Three bedrooms

Refurbished in recent years

Driveway parking and single garage

Private rear garden

Gas central heating

Cul-de-sac position in a sought-after village

Close to a range of amenities



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Entrance Hall	12' 8" x 6' 1" (3.86m x 1.85m)
Sitting Room	12' 9" x 10' 2" (3.88m x 3.10m)
Dining Room	10' 8" x 8' 9" (3.25m x 2.66m)
Kitchen	11' 4" x 7' 4" (3.45m x 2.23m)
First Floor Landing	
Bedroom 1	12' 9" x 10' 0" (3.88m x 3.05m)
Bedroom 2	10' 7" x 9' 9" (3.22m x 2.97m)
Bedroom 3	9' 7" x 6' 4" (2.92m x 1.93m)
Bathroom	7' 2" x 6' 4" (2.18m x 1.93m)
Outside	There is a gravel parking to the front for up to two vehicles as well as side access to a garage.
Garage	17' 8" x 9' 0" (5.38m x 2.74m) To the rear of the garage is an additional studio room.
Studio Room	This would make an ideal 'work from home' or 'hobbies room'.



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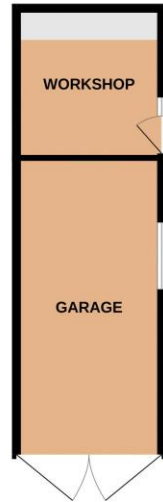


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GROUND FLOOR



1ST 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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