



GIBBINS RICHARDS 

**1 Shepherds Hey, Church Road, Trull, Taunton TA3 7LG**

**Guide Price £695,000**

**GIBBINS RICHARDS**   
Making home moves happen



Number 1 Shepherds Hey is an individually designed detached family home located in the heart of Trull, undoubtedly one of Taunton's most favoured locations. The property has been extended in recent years to provide wonderfully flexible accommodation over two floors and includes additional rooms which make an ideal annexe or separate accommodation for a dependant relative. The property sits on a good sized plot and enjoys south westerly facing gardens and is offered to the market with no onward chain.

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

The property, which has been in the ownership of the same family for some decades, is very well maintained throughout and offers quality fittings and fixtures. The entrance hall gives way to a sitting room which in turn leads to a sun room at the rear. There is also a kitchen/breakfast room, which is well fitted throughout and a separate dining room. There is an additional utility room also giving access to the rear garden. On the first floor there are four bedrooms and a family bathroom as well as access to the extension. There is a first floor annexe area with bedroom, shower room and sitting area with small kitchenette and also private ground floor access to the rear behind the garage. Shepherds Hey offers mains gas central heating and mains drainage and is in the heart of the village, opposite the public house, close to the church and the local primary school.

FLEXIBLE DETACHED FAMILY HOME  
FOUR BEDROOMS WITH ADDITIONAL ANNEXE ACCOMMODATION  
ANNEXE INCLUDES BEDROOM WITH EN-SUITE SHOWER ROOM AND SITTING ROOM WITH KITCHENETTE  
GARAGE AND CARPORT  
AMPLE DRIVEWAY PARKING  
SUN ROOM TO THE REAR  
SOUTH WESTERLY FACING GARDENS  
OFFERED TO THE MARKET WITH NO ONWARD CHAIN  
EARLY VIEWING STRONGLY ADVISED







Entrance Hall

Cloakroom

Sitting Room 15' 0" x 13' 2" (4.57m x 4.01m)

Sun Room 10' 9" x 8' 11" (3.27m x 2.72m)

Kitchen/Breakfast Room 11' 8" x 11' 6" (3.55m x 3.50m)

Dining Room 11' 8" x 8' 9" (3.55m x 2.66m)

Utility Room 11' 7" x 6' 6" (3.53m x 1.98m)

First Floor Landing

Bedroom 1 14' 11" x 13' 3" (4.54m x 4.04m)

Family Bathroom 9' 3" x 7' 0" (2.82m x 2.13m) With additional shower cubicle.

Bedroom 3 9' 4" x 8' 4" (2.84m x 2.54m)

Bedroom 2 11' 9" x 8' 10" (3.58m x 2.69m) Built-in wardrobes.

Study / Bedroom 4 8' 8" x 8' 4" (2.64m x 2.54m) Also acts as a interconnecting room between the main house and the annexe accommodation.

ANNEXE ACCOMMODATION (OVER GARAGE AND CARPORT)

Living Room / Kitchenette 15' 7" x 13' 3" (4.75m x 4.04m) With Juliet balcony to the rear and stairs down to a private rear entrance door.

Bedroom 13' 3" x 11' 9" (4.04m x 3.58m)

En-suite 7' 3" x 5' 6" (2.21m x 1.68m)

Outside Ample driveway parking for numerous cars in addition to the carport and garage. A delightfully enclosed predominantly south westerly facing rear garden which backs onto the local playing fields.







GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 1926 sq.ft. (178.9 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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