

1 Shepherds Hey, Church Road, Trull, Taunton TA3 7LG Guide Price £695,000

GIBBINS RICHARDS A
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















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)

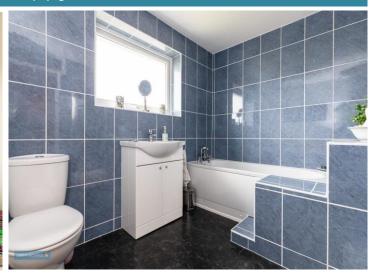
En-suite 7' 3" x 5' 6" (2.21m x 1.68m)

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.



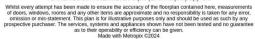
1ST FLOOR 954 sq.ft. (88.6 sq.m.) approx.







TOTAL FLOOR AREA: 1926 sq.ft. (178.9 sq.m.) approx.





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.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a

non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.