



GIBBINS RICHARDS ▲

3 Hopkins Field, Creech St. Michael, Taunton TA3 5FE

£575,000

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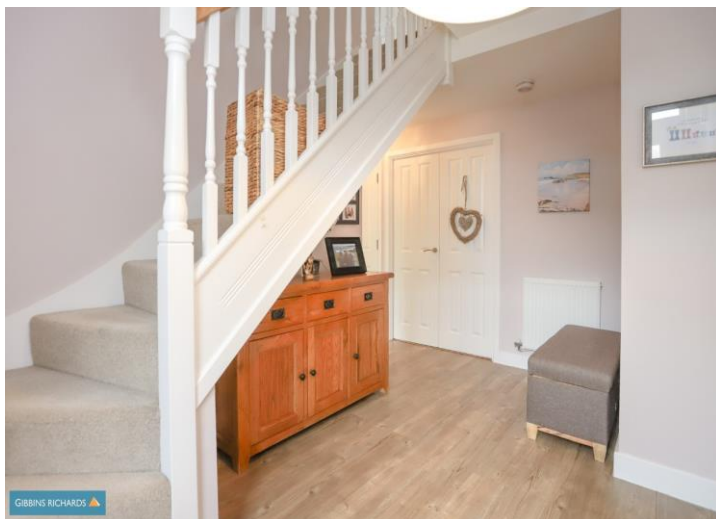
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A substantial detached three storey family home providing beautifully appointed and spacious accommodation throughout. The ground floor is of generous size and comprises of; sitting room with French doors to the garden, study, family room combined kitchen/dining room with integrated appliances, separate utility room and downstairs cloakroom. To the first floor are four double bedrooms including a large master bedroom with dressing area and en-suite bathroom, separate family bathroom with additional shower enclosure, whilst to the second floor are two further double bedrooms, one with en-suite shower room and separate shower room. Outside is a double driveway, double garage and access to a low maintenance and fully enclosed rear garden.

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

The property was built in 2015 by David Wilson Homes and provides very spacious and versatile living space on three floors. The property is located close to a popular primary school and is within walking distance of local stores/post office, pub, village hall and church. Creech St Michael boasts a delightful canal side walk and is within three miles distant of Taunton town centre and as well as being within easy reach of the M5 motorway at junction 25.

SUBSTANTIAL DAVID WILSON HOME
CONSTRUCTED IN 2015
ACCOMMODATION HOUSED ON 3 FLOORS
3 RECEPTIONS
6 BEDROOMS
4 BATHROOMS
DOUBLE GARAGE
LOW MAINTENANCE GARDEN
CLOSE TO VILLAGE FACILITIES
EASY COMMUTING ACCESS





Entrance Hall	A welcoming entrance hall with cloaks/storage cupboard and mat section.
Sitting Room	20' 0" x 12' 8" (6.09m x 3.86m) Including access to garden and bay window.
Study	9' 5" x 9' 2" (2.87m x 2.79m)
Cloakroom	Hand wash basin and wc.
Family Room	13' 5" x 11' 5" (4.09m x 3.48m) Bay window. Opening to:
Kitchen/Dining Room	12' 2" x 12' 8" (3.71m x 3.86m) The kitchen is comprehensively fitted with an attractive range of units incorporating built-in dishwasher, double oven, six burner gas hob and extractor hood. Access to rear garden.
Utility Room	8' 0" x 5' 8" (2.44m x 1.73m) Plumbing for washing machine, sink unit, boiler cupboard and access to garden.
First Floor Landing	
Master Bedroom	14' 0" x 11' 5" (4.26m x 3.48m) Incorporating a dressing area with two banks of wardrobes.
En-suite Bathroom	8' 5" x 7' 2" (2.56m x 2.18m) Bath, double shower enclosure, wc and wash basin.
Bedroom 2	13' 0" x 9' 5" (3.96m x 2.87m) Dual aspect windows.
Bedroom 3	12' 5" x 9' 2" (3.78m x 2.79m)
Bedroom 4	12' 5" x 8' 10" (3.78m x 2.69m)
Half landing	with airing cupboard and adjoining large linen cupboard. Stairs to:
Second Floor Landing	Velux window. Loft storage and wardrobe/storage cupboard.
Bedroom 5	17' 10" reducing to 11' 8" x 15' 8" (5.43m x 4.77m)
En-suite Shower Room	Shower enclosure, wc and wash basin.
Bedroom 6	19' 10" maximum x 9' 8" (6.04m x 2.94m) Storage cupboard. Two Velux windows.
Shower Room	9' 0" x 5' 2" (2.74m x 1.57m) Double shower enclosure, wash basin and wc.
Outside	To the front of the property there is an enclosed garden, adjacent double driveway leading to the double garage 20' 0" x 19' 2" (6.09m x 5.84m) with loft storage space, side access gate and personal door from the garage to the rear garden. The rear garden is a low maintenance theme with artificial lawn, paved sun patio and small gravelled section to the rear of the garage.





GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.

2ND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.0 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.

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