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51 Church Road



# 51 Church Road

Trull, Taunton, Somerset, TA3 7LG



Taunton 2.1 Miles

A superbly extended semi-detached house offering versatile accommodation.

- Open Plan Sitting / Dining Room
- Family / Play Room
- Kitchen / Breakfast Room
- Cloakroom & utility Room
- Separate Study
- Four Bedrooms, Master En-Suite
- Gardens to Front & Rear
- Off Road Parking & Garage
- Superb Favoured Village Location

Guide price £435,000



## SITUATION

The house is situated in the heart of the village and is within walking distance of all the amenities including the Primary school, public house and village shop. Taunton has a wide range of shopping, leisure and scholastic facilities including three public schools and a sixth form college. There is easy access to the M5 motorway and there is a mainline railway station providing excellent communications to the rest of the country. The area also provides a wealth of recreational opportunities with many footpaths.

## DESCRIPTION

51 Church Road has been substantially extended over the years and now provides versatile accommodation arranged over two floors, ideally suitable for a family. The house has an attractive facade with mellow brick elevations under a pitched tiled roof, which also includes the benefit of photovoltaic system insulation, which is guaranteed for 25 years from March 2012, with an estimated income of approximately £1,200 per year.

## ACCOMMODATION

The accommodation includes a front door to a reception hall with exposed wooden floor and stairs rising to the first floor with an under stairs storage cupboard. There is a substantial sitting room with a central fireplace with a wood burning stove and there are sliding doors leading to a very useful family room, which connects to the garden through double glazed doors. The kitchen / breakfast room is fitted with a range of shaker style wall and base units. There is space for a range cooker and dual aspect windows overlooking the garden. There is a door leading off the kitchen giving access to a utility room with a Belfast sink with doors to the garden and cloakroom with low level WC and wash

hand basin. The garage can also be accessed internally. At the front of the house, there is a separate study with a range of built-in furniture including shelving and cupboards and there is a front aspect window.

On the first floor, there is a half landing with steps leading up to a master bedroom. This is a good sized double bedroom with an en-suite providing a shower cubicle, panelled bath, low level WC and wash basin. There are three further bedrooms as well as a family bathroom with a fitted suite and a further storage cupboard.

## OUTSIDE

There is a gravelled off road parking area providing space for a number of vehicles. There is access to an attached single garage with a roller door. At the back of the house, there is a covered veranda with a deep paved patio area opening onto an area of garden, which is laid to lawn and surrounded by planted herbaceous borders and enclosed by wooden fencing.

## DIRECTIONS

From Taunton, proceed out of town along Trull Road and on passing Queens College on your right, turn left into Wild Oak Lane and continue into the village. At the junction turn left opposite the school. Follow the road for a short distance where the property can be identified on the left hand side.



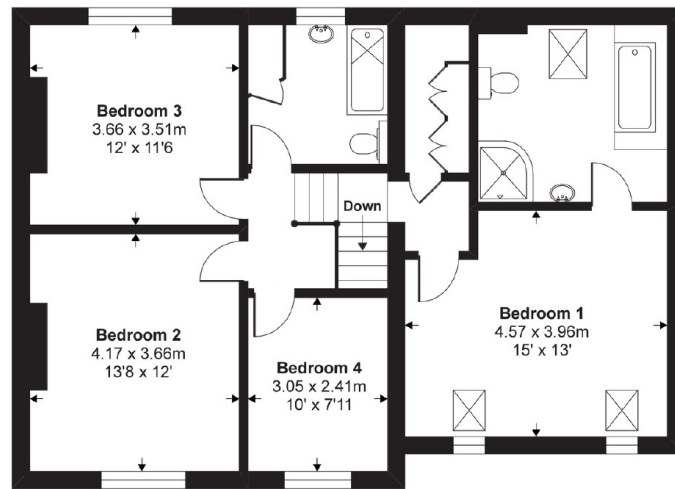




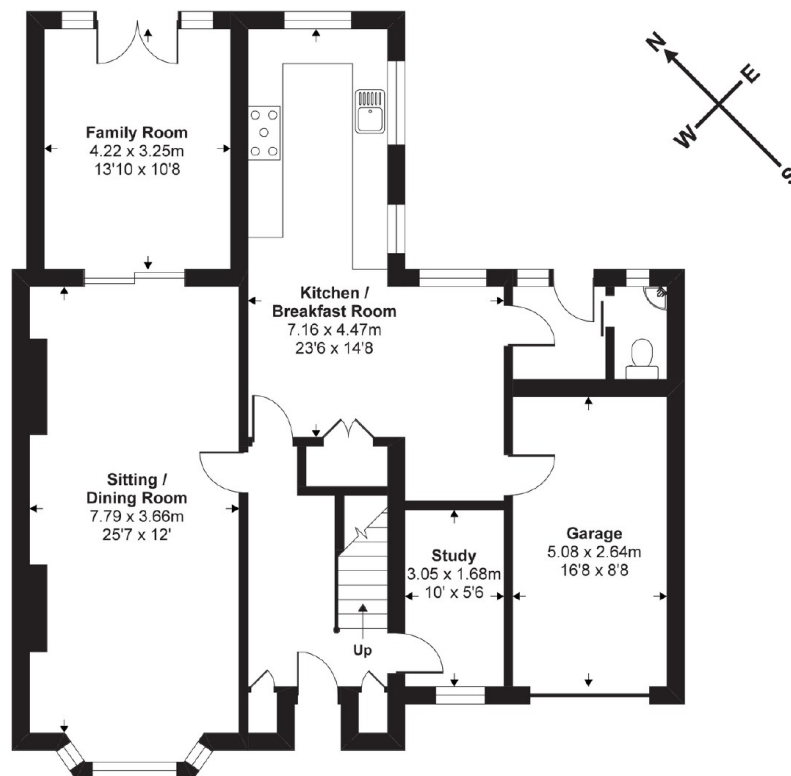
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Approx. Gross Internal Floor Area  
193.9 Sq Metres 2088 Sq Ft (Includes Garage)



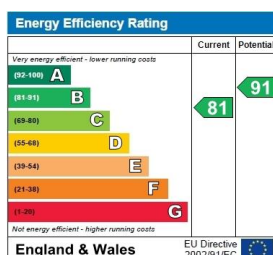
First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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