



## 29 Arundells Way

Creech St. Michael, Taunton

- Well-proportioned three-bedroom mid-terraced house
- Drive parking to the rear
- Private enclosed west facing rear garden
- Good-sized living room
- Kitchen/dining room
- Useful rear sun room
- Three bedrooms
- Family bathroom with shower over bath
- Convenient for Taunton and M5
- A great range of everyday amenities nearby

**TOTAL FLOOR AREA** 66 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band B. Charges payable for 2026/27 - £1,926.12

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 10000mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D





A well-proportioned three-bedroom mid-terraced house occupying a popular position within the sought-after village of Creech St Michael. The property provides comfortable and versatile accommodation arranged over two floors and would make an excellent home for a range of buyers, including families, first-time purchasers and those looking to enjoy village living within easy reach of Taunton.

The ground floor offers a particularly useful layout, with an entrance porch opening into a good-sized living room. Double doors lead through to the kitchen/dining room, which is fitted with a range of base and wall units together with useful working surfaces and ample space for a dining table and chairs. To the rear is a delightful sun room, providing an additional reception space and enjoying views across the private enclosed garden.

On the first floor are three bedrooms, providing flexibility for family accommodation, guests or home working, together with a family bathroom fitted with a bath and shower over.

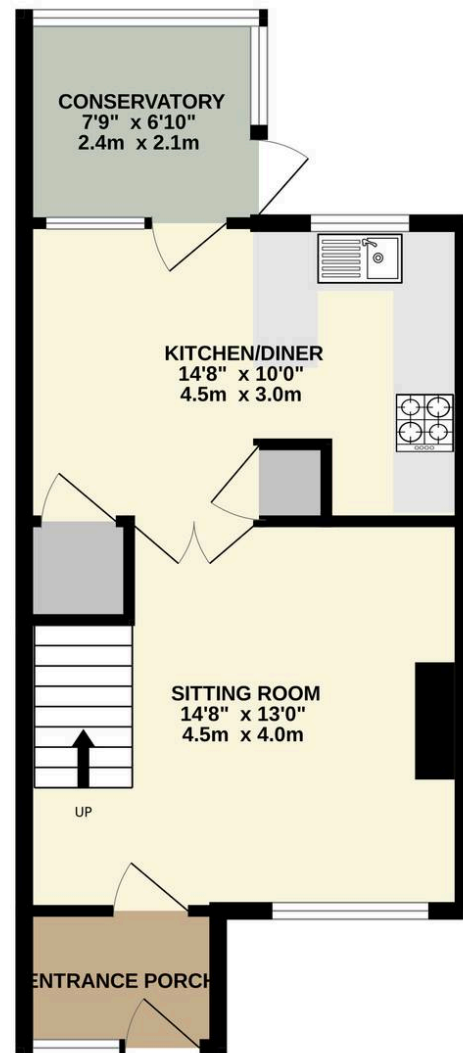
Externally, the property benefits from a private enclosed west facing rear garden, providing an attractive outside space with scope for seating and entertaining. Drive parking is also available to the rear, adding a particularly useful feature for a property of this type.

Creech St Michael is a highly regarded village situated approximately four miles north-east of Taunton, offering an appealing combination of village life and excellent access to the county town. The village has a strong community atmosphere and benefits from a range of local amenities including a primary school, village hall, church, doctors' surgery and pharmacy and a public house. The surrounding countryside and nearby Bridgwater & Taunton Canal provide excellent opportunities for walking and cycling.

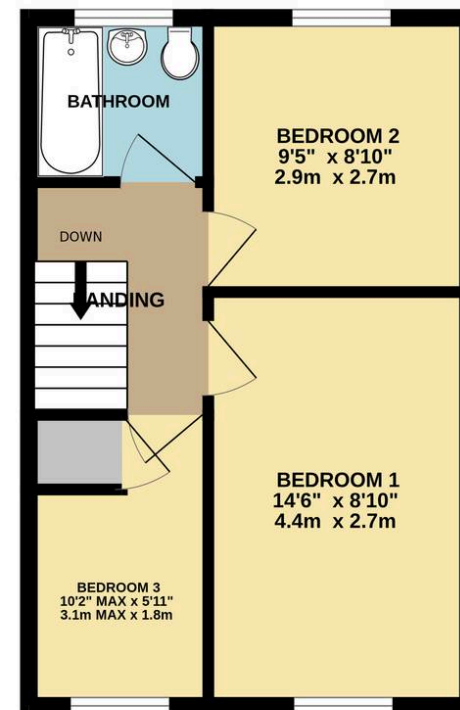
Taunton is within easy reach and provides an extensive range of shopping, recreational and educational facilities, together with well-regarded schools and a mainline railway station offering services towards Bristol, Exeter and London. The M5 motorway is also conveniently accessible, making the property particularly well placed for those commuting.



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 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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