



FOR SALE

Guide Price £300,000

Hither Mead.



Hither Mead, Taunton

A stunning, exceptional extended family home, boasting 3 bedrooms, sitting room, a kitchen/family/dining room, cloakroom, family shower room, gas central heating, double glazing, garage, parking, a fully enclosed low maintenance garden, the property is situated in a much sought-after village location and is presented in superb decorative order throughout.





Accommodation

Front door opening to:-

Entrance Hall

With a double glazed window to the front aspect, stairs to first-floor accommodation, radiator, ceiling light, door to :-

Sitting Room

c.15'2 x 12'2 (4.62m x 3.70m)

With a double glazed bay window to the front aspect, under stairs storage cupboard, radiator, television point, ceiling light, door to:-

Kitchen/Dining/Family Room

c.24'9 max x 14'1 (7.54m x 4.29m)

With double glazed Bi-Folding doors to the rear garden, four double glazed Velux windows and a further double glazed window to the side aspect, a range of fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 5 ring gas hob with extractor cooker hood over, a kitchen island with working surface over incorporating a 1&1/4 bowl single drainer sink unit with mixer tap including a boiling hot tap, built-in electric double oven, a corner larder storage unit, built-in fridge/freezer, built in dishwasher, a cleverly concealed gas boiler for the hot water and central heating, 2 radiators, built-in wine cooler, door to:-





Cloakroom

With a double glazed window to the side aspect, a wash hand basin with storage under, close coupled WC, extractor fan and ceiling light.

Landing

With a double glazed window to the side elevation, access to the loft space with loft ladder to a part boarded loft, built in storage cupboard, ceiling light, doors to:-



Bedroom 1

c.12'3 x 9'2 (3.37m x 2.79m)

With a double glazed window to the rear elevation, radiator, ceiling light.



Bedroom 2

c.11'11 x 8'8 (3.63m x 2.64m)

With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 3

c.8' x 6'7 (2.43m x 1.82m)

With a double glazed window to the front elevation, ceiling light.

Family Shower Room

With a double glazed window to the side elevation, a suite comprising of a double shower cubicle, wash hand basin with storage under, close coupled WC, radiator, extractor fan and ceiling light.



Outside

To the front of the property is a lawn with pathway to the front door, the rear garden is fully enclosed with side and rear access gates, laid to a split-level patio area, a flower bed housing a variety of mature shrubs and flowers, outside lighting and power points along with outside water supply, there is the benefit of a single garage with power and lighting as well as parking to the side of the garage.

Council Tax Band: - C

Construction: - Brick under a tiled roof with double glazing.

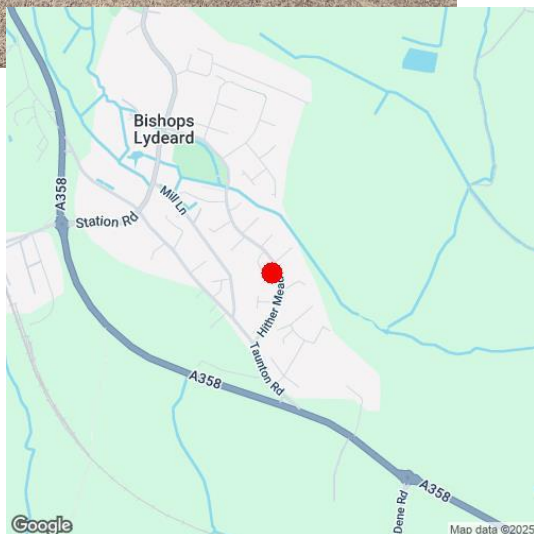
Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Bishops Lydeard Church School.

Secondary School Catchment: - Kingsmead School.





Directions

From Taunton head out on the Minehead Road, pass Norton Manor Camp and at the roundabout go straight over and turn right signed Bishops Lydeard, take the second right into Hither Mead and the property will be found on your right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

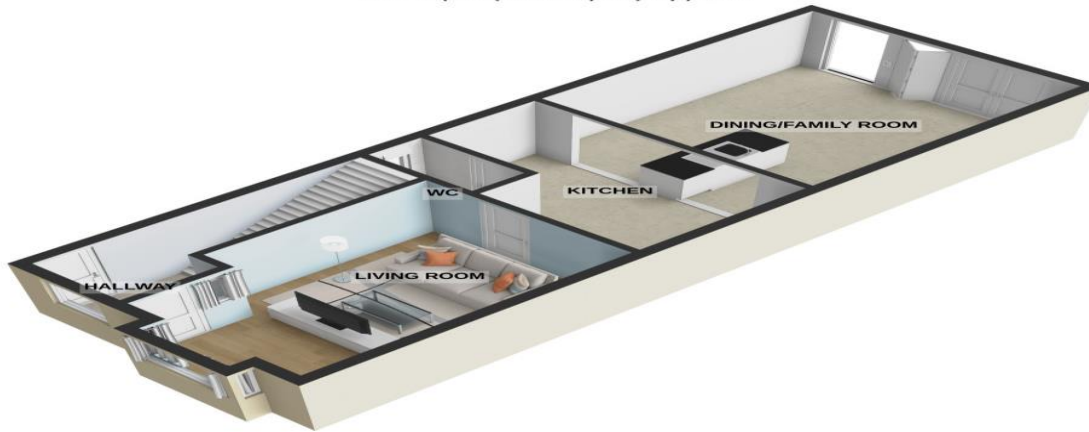
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Hither Mead, Taunton

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

