

£299,995 offers in excess of



Greenbanks Trull Taunton Somerset TA3 7NG

A rarely available three storey four bedroom semi detached home commanding majestic views, an impressive garden, located on the fringe of the favoured village of Trull. Viewing essential to appreciate the fine quality of this property.





Front Door
Leading to...

Entrance Hall

Integrated welcome mat. Stairs rise to the first floor. Radiator. Doorway through to the...

Lounge

17' 9" max x 14' 3" plus cupboard (5.41m max x 4.34m plus cupboard)

Double glazed window to front. Radiator. Feature fireplace. Coving to ceiling. Television and telephone points. Measurements exclude a useful built in understairs storage cupboard. Doorway through to the...

Kitchen / Diner

20' 6" max x 17' 6" max (6.25m max x 5.33m max)

An impressive 'L' shaped room equipped with a comprehensive range of wooden wall and base mounted units with granite worktops. Recess with electric and gas point for range cooker with tiled splashback and cooker hood over. One and a half bowl sink and drainer with mixer tap. Further recesses include plumbing for dishwasher. Double glazed window to rear complimented by double glazed sliding patio doors with attractive aspect onto the garden. Inset lights. Coving to ceiling. Radiator. Integrated wine rack. Telephone point. Doorway through to the...

Utility

8' 8" x 6' (2.64m x 1.83m)

Wall and base mounted units with roll top work surface. Sink and drainer with mixer tap. Recess includes plumbing for automatic washing machine and further space for electric appliance. Double glazed window and obscure double glazed door to side providing access to outside. Radiator. Doorway through to the...

Downstairs Cloakroom

Suite comprising low level WC, wash hand basin with splashback tiles. Obscure double glazed window to side.

First Floor Landing

Doorways provide access into all the first floor bedrooms



and bathroom. An additional door gives access to an inner lobby with stairs rising to the second floor.

Bedroom 2

12' 8" max x 11' 7" max (3.86m max x 3.53m max)

Double glazed window to front enjoying a spectacular far reaching view. Radiator. Telephone point.

Bedroom 3

17' 6" max x 9' max (5.33m max x 2.74m max)

Double glazed window to rear. Radiator.

Bedroom 4

13' 1" max x 8' 9" max (3.99m max x 2.67m max)

Twin aspect double glazed windows to front and rear. Radiator.

Bathroom

A superb ultra modern style suite comprising low level WC, bath with mixer tap and tiled splashback, wash hand basin with mixer tap and tiled splashback, curved corner twin shower cubicle with integral shower and tiled splashback. Roll edge vanity surface and drawer. Heated towel rail. Inset lights. Extractor fan. Obscure double glazed window to side. Radiator.

Second Floor

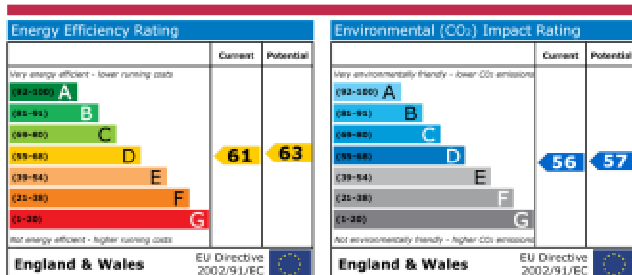
Master Bedroom

15' into recess x 14' 3" max (4.57m into recess x 4.34m max)

Double glazed window to rear with spectacular aspect onto the garden and incorporating superb panoramic views. This is complimented by a double glazed 'Velux' window to front with attractive far reaching views. Although measurements are a maximum they do exclude various useful built in storage cupboards. Radiator. Telephone point. Inset lights. Doorway through to the...

Ensuite Shower Room

Suite comprising low level WC, wash hand basin with



to view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN302969 - 0012

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splashback tiles and shower cubicle with a wall mounted electric shower. Double glazed 'Velux' window to rear. Extractor fan. Heated towel rail.

Rear Garden

An attractive garden laid initially to patio giving access to a hard standing pathway leading to a wrought iron pedestrian gateway giving side access. The garden is primarily laid to lawn with shrub borders and a selection of mature trees. Outside security light.

Front Garden

An open plan front garden laid to lawn. Outside security light.

Garage

18' 2" x 8' 9" (5.54m x 2.67m)

An integral garage with up and over door. Power and light. Also housing the wall mounted combination boiler.

Parking

Driveway with turning circle to the front of the property with parking facility for three cars.

Directions

From Taunton proceed in a westerly direction along Wellington Road past Somerset College and straight over at the Silk Mills roundabout taking the subsequent left after the Crematorium onto Comeytrowe Lane. Take the sixth turning on the left into Queensway turning right immediately onto Comeytrowe Road. Proceed on this road for approximately half a mile where the property will be located on the left hand side by a Connells for sale sign.

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