



**STAGS**

Windsong

# Windsong

Amberd Lane, Trull, Taunton, TA3 7AA

Taunton - 2.6 miles

- Detached modern bungalow
- Kitchen /breakfast room
- Sitting/dining room
- Three bedrooms
- Large gardens
- Double garage and parking
- Delightful views
- Situated in an enviable location

**Guide price £289,950**

## Situation

Windsong is situated in the village of Staplehay, which is a highly sought after residential area on the outskirts of Taunton. Staplehay and the neighbouring village of Trull both offer a range of local amenities including a parish Church, public house, shop, post office, garage, tennis court, primary school and a bus route into the centre of Taunton. Taunton, the County Town of Somerset, provides a wide range of recreational, scholastic and shopping facilities, as well as great communication links to the rest of the country including a main line railway station and access to the M5 motorway at junction 25. The Blackdown Hills are also close by and are a designated Area of Outstanding Natural Beauty, is easily accessible and provides great opportunities for walking and riding.

## Description

Windsong is a modern detached bungalow, which has been sympathetically updated in recent times



A modern detached bungalow offering well proportioned accommodation, large gardens and wonderful views.





and provides well proportioned, versatile accommodation. Outside, the property is equally as spacious with a large garden, a double garage and wonderful views. The bungalow has brick rendered elevations under a pitch tiled roof.

### Accommodation

From the driveway the property is approached through a door into an entrance porch with windows overlooking the front garden, tiled floor and door leading into the Sitting Room. The sitting room has a fireplace and French doors opening onto the garden. The inner hallway has a cupboard to one side providing space for storage. The kitchen/breakfast room is fitted with work surfaces, a built in oven, hob with extractor hood over, window and a door to the rear hall, which leads to the rear garden. The cloakroom has a low level WC, wash hand basin and window. There are three good sized bedrooms, two with built in wardrobes and windows enjoying views.

### Outside

The property is approached by a large driveway, which provides off road parking and access to the double garage with a roller door. To the front of the property is a terrace enclosed by deep planted herbaceous borders. To the rear of the property the garden which is laid to lawn and is of a substantial size, overlooking open fields. There is a large terraced area providing space for dining and seating.

### Directions

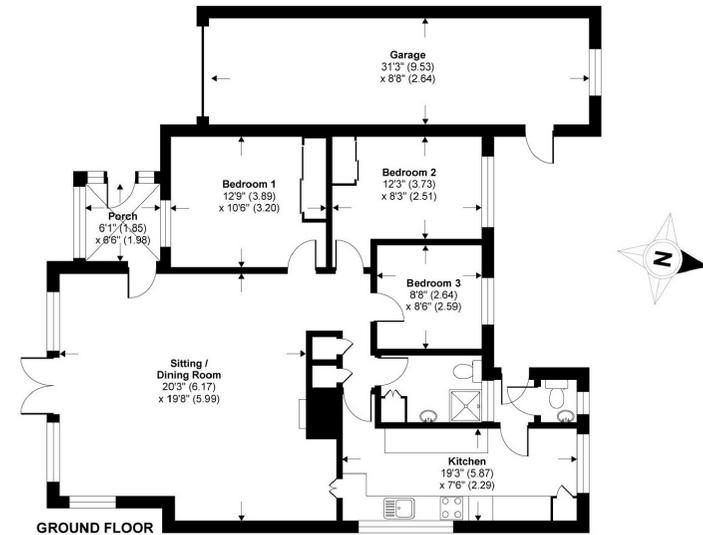
From Taunton head towards Trull and Blagdon Hill. Continue through the village of Trull and on reaching Staplehay, turn left onto Amberd Lane. Proceed down Amberd Lane passing the thatched cottage on the left hand side and the property will be found after a short distance on the left hand side.





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

Windsong, Amberd Lane, Trull, Taunton, TA3



TOTAL GROSS INTERNAL FLOOR AREA 1381 SQ FT 128.2 SQ METRES  
 MAIN HOUSE INTERNAL FLOOR AREA 1111 SQ FT 103.2 SQ METRES  
 GARAGE INTERNAL FLOOR AREA 270 SQ FT 25 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs 92-100 <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
37-48 <b>F</b>			
2-37 <b>G</b> Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	