

for sale

£350,000



## Parrett Mead Taunton TA1 2RZ

**NO ONWARD CHAIN!** This beautifully appointed **FOUR / FIVE BEDROOM** family home has been extended to provide **GENEROUS ACCOMMODATION** throughout including large Lounge, DINING / SUN ROOM and well-equipped Kitchen. Further features are a wonderful rear garden and **DRIVEWAY PARKING**. View now!



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# Parrett Mead Taunton TA1 2RZ

## Front Door

Located to the side of the property, leading into...

## Entrance Hall

A bright and spacious entrance hall with stairs rising to the first floor, large cloak cupboard, telephone point and wall-mounted radiator. Doors to the Kitchen, W.C. and Lounge.

## W.C.

Comprising low level W.C., wash hand basin and wall-mounted heated towel rail. Part-tiling. Window to side aspect.

## Lounge

18' 5" x 10' 3" ( 5.61m x 3.12m )

This excellent size room features two large windows to front aspect, electric fireplace, television and telephone points. Wall-mounted radiator.

## Kitchen

18' 5" x 7' 8" ( 5.61m x 2.34m )

A modern kitchen with a generous range of wall and base units. Work surfaces incorporating a recessed sink with drainer and gas hob with cooker hood over. Built-in electric oven, dishwasher and washing machine. Recess for an American style fridge / freezer. Window to side aspect and open through to the...





## Dining Room

17' 5" x 7' 2" ( 5.31m x 2.18m )

A bright and versatile extension to the original house providing excellent dining space and a further Snug / Lounge area with double glazed patio doors to the rear garden. Wall-mounted radiator and window to rear aspect. Inset spotlights. Door to...

## Bedroom 5 / Utility Room

18' 5" x 7' 2" ( 5.61m x 2.18m )

Converted from the original garage with fitted wardrobes for intended use as a large fifth bedroom or Utility Room. Wall-mounted radiator and window to side aspect.

## First Floor Landing

Loft access and cupboard with the wall-mounted gas boiler. Doors to all bedrooms and the Shower Room.

## Bedroom 1

10' 6" x 10' 4" ( 3.20m x 3.15m )

Large window to front and wall-mounted radiator.

## Bedroom 2

9' 5" x 8' 1" ( 2.87m x 2.46m )

Window to rear and wall-mounted radiator.

## Bedroom 3

10' 5" x 7' 6" ( 3.17m x 2.29m )

Window to front and wall-mounted radiator.

## Bedroom 4

8' 9" x 8' 1" ( 2.67m x 2.46m )

Window to rear and wall-mounted radiator.

## Shower Room

A lovely modern suite comprising a glass-panelled double shower cubicle with wall-mounted shower over, low level W.C. and wash hand basin. Additional features include wall-mounted heated towel rail, shaver point, inset spotlights, extractor fan and full tiling. Window to side aspect.

## Rear Garden

A real feature of this excellent family home is the beautifully landscaped rear garden laid to large areas of decking and artificial lawn for ease of maintenance. To the rear of the garden is a wooden storage shed and wooden summerhouse with double doors to front. External double power socket and fully enclosed fencing.

## Parking

Ample driveway parking to the front of the property for multiple cars.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

From Taunton town centre proceed in an easterly direction along East Reach. Turn right at the main set of traffic lights onto Wordsworth Drive and continue along onto Liseux Way. taking the first exit at the adjoining roundabout onto Blackbrook Way, take the first left into Redlake Drive. Continue along Redlake Drive for a short distance, turning left into Parrett Mead where the property will be located on the right hand side.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN309795 - 0007

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/TTN309795](http://connells.co.uk/Property/TTN309795)



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