



Poppies

Nailsbourne, Taunton, TA2 8AG

- Spacious living room
- Contemporary kitchen/dining room with integrated appliances
- Large double-glazed conservatory
- Principal bedroom with a generous four-piece bathroom
- Guest bedroom with en-suite shower room, plus a third bedroom/hobbies room
- Beautifully landscaped gardens with level lawns and countryside views
- Fully insulated summerhouse with power and lighting
- Potential for loft conversion, subject to the necessary permissions

TOTAL FLOOR AREA - 134.3 sq.m.

TENURE - Freehold

COUNCIL TAX - Somerset Council Tax Band E.
Charges payable for 2026/27 - £3,000.79

SERVICES - Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 900mbps are available. There is good mobile phone coverage in the area (source: Ofcom)

EPC Energy Efficiency Rating: D



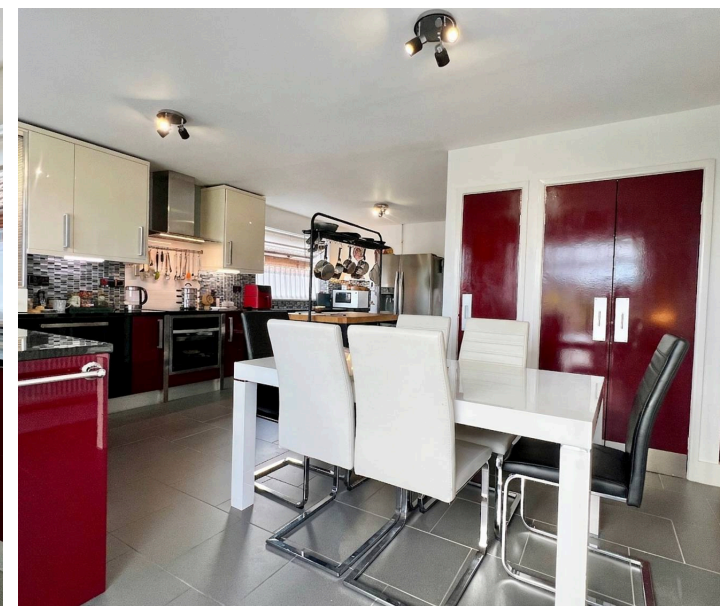
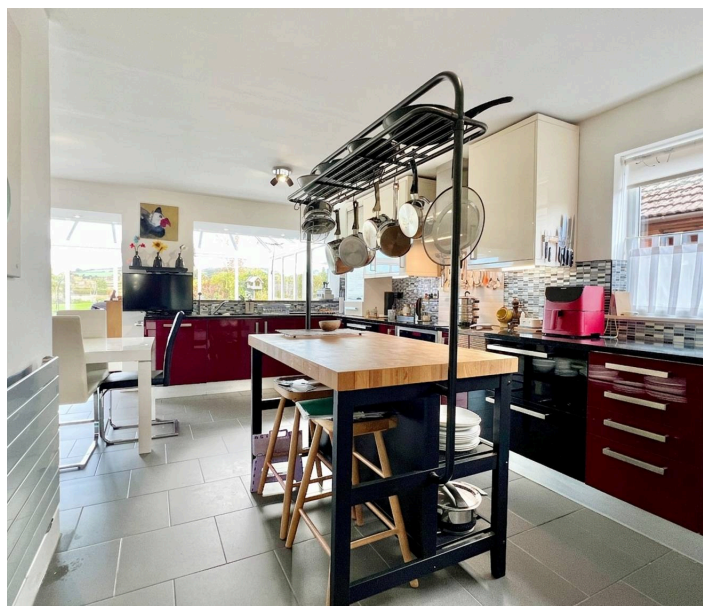
THE PROPERTY

Situated in the highly desirable area of Nailsbourne, close to the village of Kingston St. Mary and within easy reach of Taunton, this stunning bungalow has been lovingly maintained by the current owners and offers spacious, versatile accommodation, beautifully landscaped gardens and far-reaching countryside views.

The property is approached via a gently rising driveway which opens out to provide generous parking for multiple vehicles, complemented by level lawns and a variety of seating areas. Internally, the accommodation begins with an entrance hall incorporating a useful walk-in cloaks cupboard, leading through to a spacious living room with a large front-facing window and a well-appointed kitchen/dining room fitted with contemporary wall and base units, integrated appliances and dedicated plumbing for a plumbed fridge/freezer.

An opening from the kitchen/dining room leads into a particularly generous double-glazed conservatory, a valuable addition to the property featuring electric underfloor heating and doors opening directly onto the garden, making it an ideal space in which to relax and enjoy the outlook throughout the seasons.

An inner hallway leads to the remaining accommodation, comprising a separate WC, utility room, principal bedroom with a substantial four-piece bathroom, a further double bedroom with an en-suite shower room and a third bedroom, currently utilised as a hobbies room, offering flexibility for guests, family or home working.





Outside, the gardens are a real highlight. The rear garden has been thoughtfully landscaped and lovingly maintained, featuring a wonderful variety of seasonal shrubs and bushes, a broad expanse of level lawn and several attractive areas in which to sit and enjoy the peaceful surroundings. A fully insulated summerhouse with electric light and power offers excellent potential as a home office, studio or hobby space. There is also a useful lock-up store to the side of the property, while a particularly appealing seating area at the bottom of the garden provides an opportunity to appreciate the lovely countryside views beyond.

For buyers requiring additional accommodation, there is also potential to investigate the conversion of the loft space, subject to the necessary planning and building regulation approvals.

THE AREA

Nailsbourne is a particularly appealing location for those seeking a quieter, semi-rural lifestyle without losing convenient access to everyday amenities. Situated close to the popular village of Kingston St. Mary, north of Taunton, the area is characterised by its attractive countryside surroundings, rural lanes and pleasant views, making it an excellent choice for buyers who value outdoor space and a more relaxed pace of life.

The county town of Taunton is within convenient driving distance and provides a comprehensive range of facilities, including high-street and independent shopping, supermarkets, cafés, restaurants, leisure facilities and a choice of educational establishments. Taunton also benefits from a mainline railway station offering services to Bristol, Exeter, London and other major destinations.

For commuters, the town provides access to the M5 motorway at Junction 25, together with onward connections via the regional road network.



GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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