



Glebe Orchard

East Lyng, Taunton, Somerset, TA3 5AU

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ESTATE AGENTS

A particularly spacious and well presented detached family home, situated on the edge of this village and standing in large gardens and grounds of almost 0.5 an acre with useful outbuildings.



Key features

- Entrance Hall and cloakroom
- Sitting room with wood burning stove and doors to rear garden
- Dining room
- Well fitted modern kitchen/family room
- Utility room
- Principal bedroom with en suite shower room
- 3 further double bedrooms and family bath/shower room
- Large driveway with ample parking and double garage
- Large gardens and grounds of about 0.46 acre

Services

Mains water and electricity. Private drainage, Oil central heating

EPC Rating

Band E (53)

Council Tax

Band F





The Property

Built in the 1980's this detached house offers spacious family sized accommodation with 4 double bedrooms. The house has been extended in more recent years with the addition of a family room, which affords a lovely outlook over the rear garden and when used with the adjacent kitchen, it provides a great living and entertaining space. The house is well presented, is double glazed and has oil-fired central heating. The gardens are very much a feature of the property and the total plot extends to about 0.5 an acre.

The accommodation

The entrance hall leads to a particularly good sized sitting room, with wood burning stove and patio doors opening to the rear garden. The dining room is also another well proportioned reception room and also enjoys a pleasant double aspect. The kitchen has been re-fitted and has built-in appliances and when used with the adjacent family room, it provides a great living and entertaining space and has a lovely outlook over the rear garden. Also on the ground floor can be found a cloakroom and utility room.





First floor

A light and airy landing gives access to the 4 double bedrooms. The main bedroom has an en suite shower room and built in wardrobes. One other bedroom, also has a built-in wardrobe and there is a family bathroom.

Outside

The house stands within a plot of about 0.5 an acre, the majority being at the rear where large private gardens are afforded. The gardens include a productive vegetable garden and orchard. There is also a stable block and a double garage. A driveway provides ample parking.

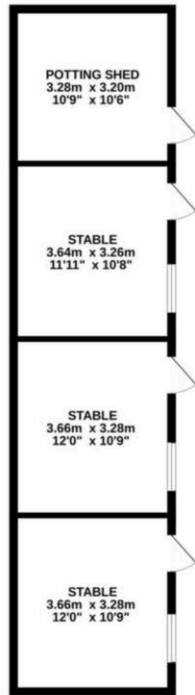
Situation

East Lyng is situated about 8 miles to the east of the county town of Taunton. The village of North Curry is about 3 miles away with amenities to include modern health centre, post office and general store and primary school. Taunton offers a good range of shopping, recreational and scholastic facilities with representation by most national retailers and also benefits from excellent communication links with fast rail service to London Paddington and M5 interchange (junction 25).

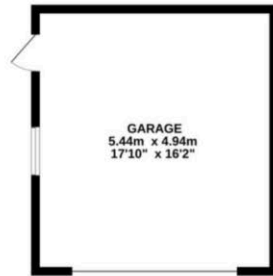




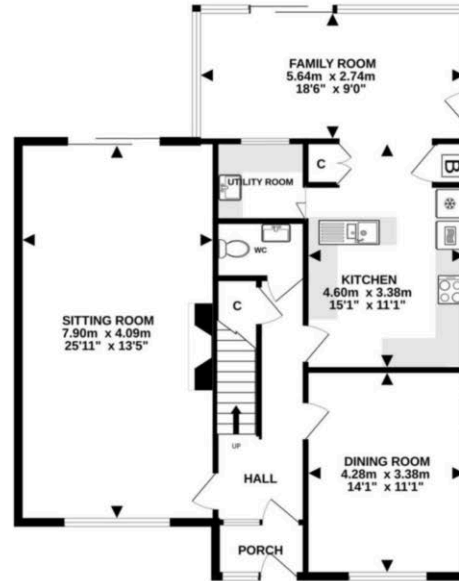
OUTBUILDINGS
46.4 sq.m. (502 sq.ft.) approx.



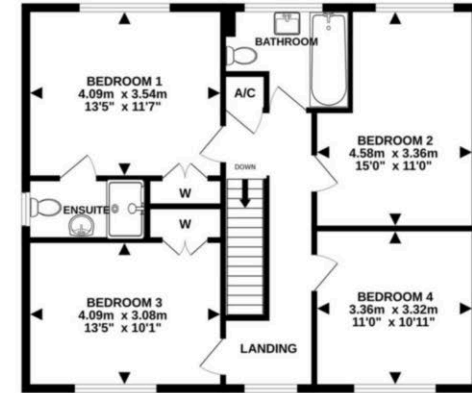
GARAGE
26.9 sq.m. (289 sq.ft.) approx.



GROUND FLOOR
94.2 sq.m. (1014 sq.ft.) approx.



1ST FLOOR
73.7 sq.m. (793 sq.ft.) approx.



GLEBE ORCHARD, EAST LYNG

TOTAL FLOOR AREA : 241.2 sq.m. (2596 sq.ft.) approx.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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