



## 17 Little Orchard

Cheddon Fitzpaine, Taunton, Somerset, TA2 8GB

James  
Gray

ESTATE AGENTS

A particularly spacious 3 storey family home, offering versatile accommodation and enjoying an attractive cul de sac location on the edge of this sought after development with fully enclosed west facing rear garden



### Key features

- Entrance hall and cloakroom
- Sitting room with bay window
- Well appointed kitchen/dining room with direct access to rear garden
- 23' principal bedroom with double aspect and en suite shower room
- 4 further bedrooms (3 doubles) and family bath/shower room
- Gas central heating and double glazing
- Well maintained and attractively landscaped rear garden with paved terrace and westerly aspect
- Garage providing storage and part converted to provide hobbies/music room
- Driveway parking
- Sought after location close to good local amenities.

### Services

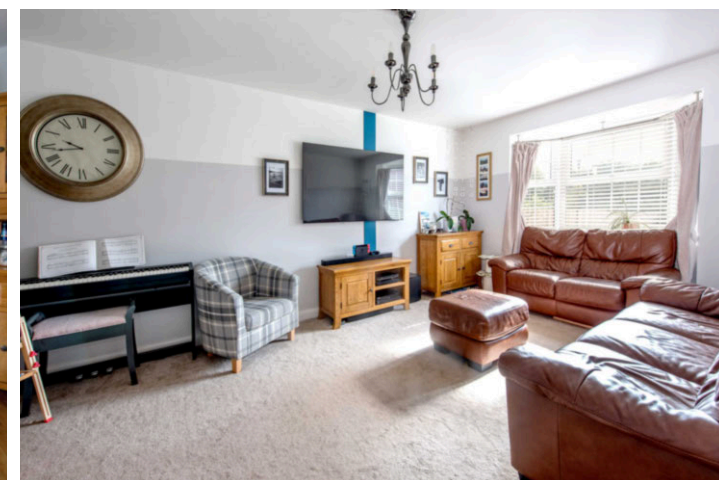
All mains services connected. Gas central heating

### EPC

B (85)

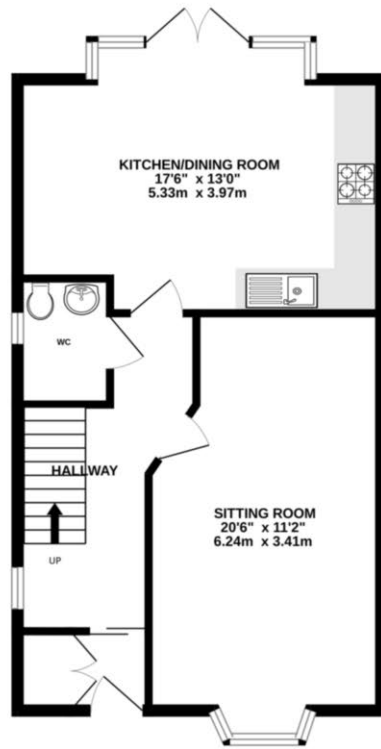
### Council Tax

E

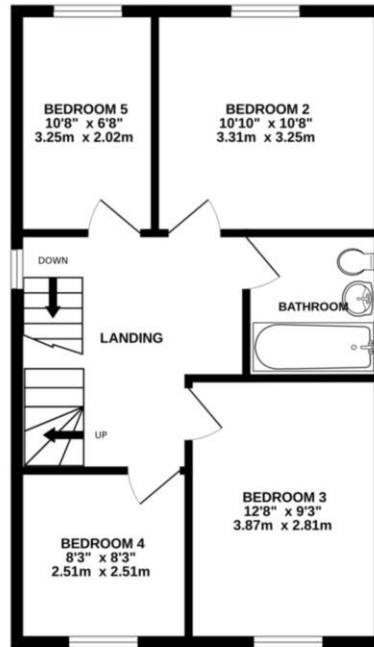




GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1528sq.ft. (142.0 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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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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