



## Falcons Nest , Henlade, Taunton, Somerset, TA3 5DH

**£700,000**

An exceptional modern, quality detached family house with 5 bedrooms, 3 bathrooms, 3 reception rooms, conservatory, kitchen breakfast room with utility room and a double garage. No Chain.



## Features

- An exceptional modern detached family house.
- Conveniently located with close links to the M5 motorway and A303.
- Beautifully presented with many quality upgrades and extras.
- Impressive entrance hallway. Cloakroom/WC.
- 3 reception rooms and a generous conservatory.
- Wonderful kitchen/breakfast room with utility room.
- 5 double bedrooms with 2 ensuite. Family bathroom.
- Double glazing and oil fired central heating.
- Double integral garage and gated driveway.
- Lovely garden and backing onto open farmland. No chain.





TENURE: Freehold

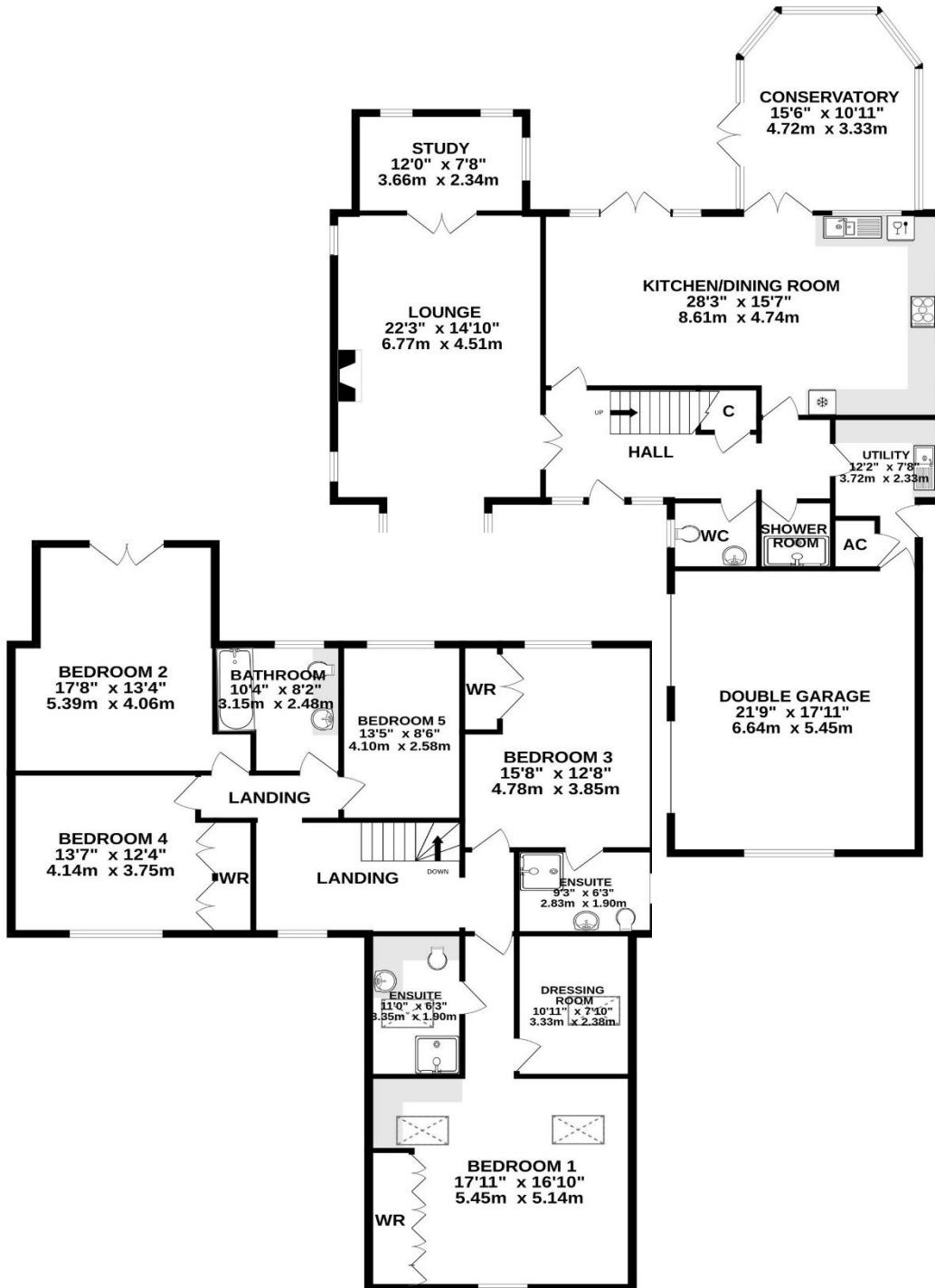
TAX BAND: F

SERVICES: All mains services including double glazing and oil fired central heating

DIRECTIONS: From Junction 25 of the M5 motorway take the A358 signposted towards Langport and Yeovil. Follow the straight stretch through Henlade and a short distance after passing the central bollards the property will be found on the left hand side, just before the Falcon Hotel and identified by our for sale board.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate (in some cases maximum into recesses). Not to scale. Illustrative purposes only.

DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

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