





An exceptionally well presented and comprehensively modernised 3 double bedroom detached bungalow with a superb refitted dual aspect kitchen/dining room with various integral appliances. The bungalow has a well-established and mature, sizeable rear garden and ample off road parking. Highfields is located down a private driveway close to the local sought after primary school of Bishops Hull and within the Castle School catchment area and is less than 1 mile from the town centre and Tesco Superstore. In our opinion the property has a wonderful flow of natural light throughout and to be able to fully appreciate all of its attributes both inside and outside, an early viewing is considered essential.

**DIRECTIONS:** From the centre of Taunton follow the A38 Wellington Road passing SCAT on the right-hand side. Take the next right onto Mountway Road and continue towards Living Light Church where the house will be found on the right-hand side and can be identified by our for sale board.

## Features

- A beautifully presented and comprehensively modernised detached bungalow
- Located on a private road a short distance from the local primary school and local amenities
- Entrance porch into hallway
- Generous lounge with a lovely feature fireplace
- Refitted kitchen/dining room with a door to the garden
- 3 double bedrooms
- Beautiful, refitted shower/bathroom
- Double glazing and gas central heating
- A well established and sizeable, level rear garden
- Ample off road parking for numerous vehicles

## Gross Internal Floorspace:

1140 Sq.ft (106 Sq.m)

- Entrance Porch
- Dining Room - 17' 3" x 7' 8" (5.25m x 2.34m)
- Kitchen - 11' 11" x 8' 11" (3.63m x 2.72m)
- Sitting Room - 13' 5" x 12' 2" (4.09m x 3.71m)
- Bedroom 1 - 14' 0" x 12' 5" (4.26m x 3.78m)
- Bedroom 2 - 12' 2" x 8' 5" (3.71m x 2.56m)
- En-suite
- Bedroom 3 - 10' 0" x 8' 6" (3.05m x 2.59m)
- Bathroom - 8' 11" x 6' 5" (2.72m x 1.95m)







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

TENURE: Freehold

TAX BAND: D

SERVICES: Mains electricity, gas, water and drainage.

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.



