



2 Haygrove Orchard, Mill Lane, Trull, Taunton TA3 7LA

£319,995

**GIBBINS RICHARDS**   
Making home moves happen

**A beautifully presented and tastefully refurbished 3 bedroom detached bungalow enjoying a 'tucked-away' position within a highly sought after location. Energy rating : E-54**

#### THE PROPERTY

The front elevation of this detached bungalow is particularly deceiving as it actually offers really good sized three bedroom accommodation which has been the subject of a comprehensive refurbishment programme over the last two years by the present owners. The improvements include a quality refitted bathroom and en-suite shower, a fully refitted kitchen, replacement uPVC double glazed windows and conservatory windows and the renovation of a delightful south facing rear garden. The bungalow shares an access lane with its neighbouring property towards the end of a no through lane which leads from the centre of sought after Trull village. Trull is located on the south side of Taunton and offers a general store, a post office, church, community centre and pub. The town centre is two miles distant.

uPVC double glazed front entrance door and side screen opening to :

**Entrance Vestibule** with tiled floor and inner glazed door opening to :

**Entrance hall** built-in cloaks/broom cupboard, alarm control panel, access via pull down ladder to partially boarded roof space which has a light. Airing cupboard with lagged hot water tank and immersion heater, radiator.

**Kitchen/Breakfast Room** 12' 10" x 9' 7" (3.91m x 2.92m) refitted in 2013 with a comprehensive range of Oak fronted wall and floor storage cupboards and incorporating soft closing drawers, rolled edge work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, Belling double electric oven, ceramic hob and stainless steel extractor hood over, plumbing for washing machine and slimline dishwasher, cupboard housing the Ideal Classic wall mounted gas fired boiler supplying central heating and hot water, window with vertical blinds, uPVC double glazed door leading to outside, radiator.

**Lounge/Dining Room** 19' 6" x 12' 9" (5.94m x 3.88m) a lovely room with a feature granite fireplace having an inset log burner, uPVC double glazed sliding patio doors opening to the conservatory with fitted vertical blinds, tv point, two radiators.



**Conservatory** 10' 3" x 10' 0" (3.12m x 3.05m) of reconstructed stone and uPVC double glazed windows construction and with uPVC double glazed French doors opening to the rear garden, terracotta tiled floor, tiled window sills, radiator.

**Bedroom 1** 15' 0" x 10' 0" (4.57m x 3.05m) radiator, door into :

**En-suite Shower Room** large shower enclosure with Mira Sport electric shower and tiled splashbacks, pedestal wash hand basin, low level wc, extensively tiled splashbacks, window, extractor fan, radiator.

**Bedroom 2** 10' 10" x 9' 8" (3.30m x 2.94m) large square bay window to front, radiator.

**Bedroom 3** 12' 7" x 7' 10" (3.83m x 2.39m) radiator.

**Bathroom** fully refitted with a white suite comprising a combined bath/shower with curved shower screen and chrome mixer tap with shower attachment over, pedestal wash hand basin with mixer tap, low level wc, ceramic tiled floor and extensively tiled walls, radiator.

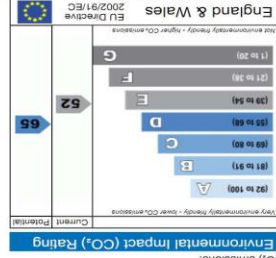
**Outside** A shared tarmac driveway leads to the SINGLE GARAGE 21'8" x 10'10" an excellent size garage with up and over door, power points, electric light and personal door. To the front of the property there is tarmac and gravelled parking/turning area for at least five cars. The south facing rear garden is a particular feature of this property having been carefully renovated by the owners. The garden is south facing



and enjoys a good size paved patio area with matching pathways, a further gravelled seating area and a good size concrete pad which would be ideal for the sitting of a shed or greenhouse. The garden includes a level well shaped lawn which is principally edged in brick together with a vegetable garden having an old apple tree. The lawned garden extends to the side of the bungalow and also includes a gravelled area. A subdividing wall with inset timber gate leads to the front driveway.

**Directions** From Taunton proceed along Corporation Street until reaching a three lane junction. Take the middle lane signposted for Trull and proceed onto Trull Road. Proceed up the hill, straight over the roundabout, and on reaching the centre of Trull village with the general store on your left turn next left. Follow this road into the centre of the village and with the church on your left turn left into Mill Lane. Follow this road towards the end and the driveway for Haygrove Orchard can be seen on your right hand side.

Dwelling type: Detached bungalow  
 Date of assessment: 11 September 2008  
 Reference number: 0451-2809-0212-0798-808-101  
 T/A3 ZLA  
 TAUNTON



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Energy use	Current	Potential
Carbon dioxide emissions	4.8 tonnes per year	3.5 tonnes per year
Lighting	£62 per year	£37 per year
Heating	£443 per year	£123 per year
Hot water	£123 per year	£93 per year

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about others available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**Energy Performance Certificate**

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Consumer Protection from Unfair Trading Regulations 2008**  
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