

FOR SALE

£435,000 Freehold



# The Cottage, Amberd Lane, Trull, Taunton, Somerset, TA3 7HH

£435,000  
Freehold

- Four Bedroom Semi-Detached Family Home
- Extremely Sought After Location
- Good Sizes Low Maintenance Rear Garden (60ft by 25ft)
- Open Plan Modern Kitchen/Dining Room
- Sitting Room with Log Burner
- Off Street Parking for 2 Cars



## PROPERTY DESCRIPTION

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Newton King are delighted to offer the market, this beautifully presented four bedroom semi-detached family home, situated in the extremely sought after village location of Trull. The property has been well looked after and improved by the current owners since it was purchased in 2017, and now benefits from a light & airy loft conversion with Velux windows.

The property internally comprises: Open plan modern kitchen/dining room with French doors to the rear complete with integral dishwasher, range cooker & island, adjacent sitting room (12'5" x 11'11") with feature fireplace & log burner, separate lounge (12'6" x 12'0") with bay windows, downstairs WC, bedroom three overlooking the rear (10'7" x 7'9"), bedroom four (9'7" x 6'10"), white suite family bathroom with shower over bath, hand basin & toilet, good sized bedroom two (15'2" x 11'0") & stunning loft conversion with Velux windows.

Outside to the rear, there is good sized low maintenance garden offering a generous lawn & decking area. There is also plenty of storage available with a 8ft by 13ft shed and separate parking area access via the back gate.

EPC rating D, Council Tax Band C.

Please contact Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

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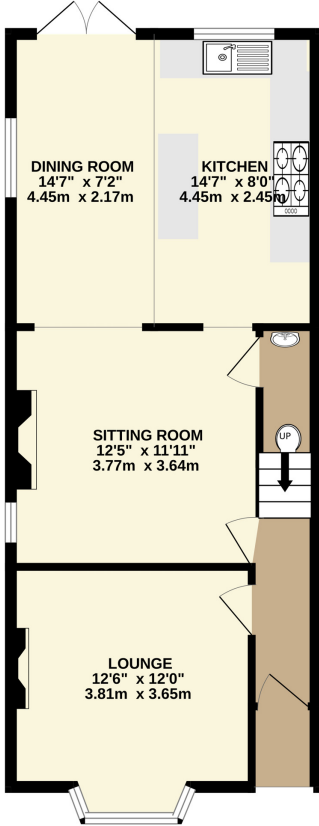




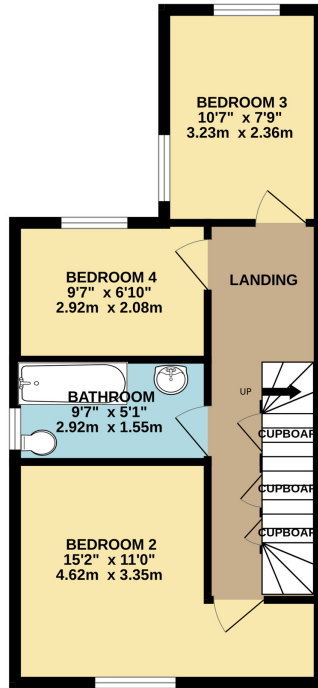
# FLOORPLAN & EPC



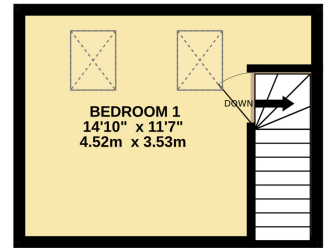
GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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