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17 Drake Meadows

17, Drake Meadows, Churchinford, Taunton, TA3 7EL



### SITUATION

17 Drake Meadows is located close to the centre of the village of Churchinford, in the heart of the Blackdown Hills. Within the village there is a shop/Post Office, Doctors surgery with dispensary, public house and community field suitable for a variety of sports, picnics and dog walking. A more extensive range of facilities can be found 8 miles to the South in the County Town of Taunton, which provides a comprehensive range of facilities including a good range of shops, excellent schools within both the state and independent sectors and there is a mainline rail link to the rest of the country including direct links to London Paddington, Bristol and the North. The M5 motorway (Junction 25) is accessed via the East of Taunton town, where there is also a large out of town shopping leisure complex. The Blackdown Hills are designated an Area of Outstanding Natural Beauty with miles of footpaths and bridleways for those with walking and riding interests.

### DESCRIPTION

A well presented detached property located in a cul de sac position providing 4 bedrooms with master en-suite and family bathroom. On the ground floor is a dual aspect spacious sitting room with an open plan kitchen/dining room and a useful utility and cloakroom. Outside is a front and rear garden, garage and parking. Internal inspection recommended.

### ACCOMMODATION

Entrance porch with internal door to hallway with stairs rising to the first floor, cloakroom with low level WC and wash hand basin and doors to all rooms. The spacious, light and airy sitting room has a feature wood burning stove and hearth with wooden mantel over, patio doors to the garden and window to front. Kitchen/Dining room is a triple aspect room with a range of matching wall and base units with work surfaces over and an inset one and a half bowl sink unit, double oven and gas hob with extractor over, Bosch integrated dishwasher and fridge/freezer. Access to the utility with a continuation of units with a sink, plumbing for washing machine, wall mounted boiler and door to garden.

On the first floor are the 4 bedrooms, all with a pleasant aspect with the master having an en suite shower room with double shower cubical, low level WC, wash hand basin and towel rail. The family bathroom comprises of a white suite with panelled bath, pedestal wash hand basin and low level WC.

### OUTSIDE

To the front, the property is approached via a paved path with an area of lawn and flower beds. To the rear is an area of patio, ideal for alfresco dining and lawn with a range of flower borders and fruit trees, enclosed by wall and fencing and a pedestrian gate giving access to the front. There is a single garage with electric door, power and light. The driveway also provides further parking.

### SERVICES

Mains water, drainage and electric. Calor Gas. Mobile coverage is good outdoor, variable in home with EE, variable outdoor with O2, and good outdoor with Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom). Management company charge of £334.96per calendar year.

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From Taunton head south through the villages of Trull and Blagdon Hill and having climbed the Blackdown Hills continue in a southerly direction to the village of Churchinford. Continue into the village of Churchinford and you will pass the shop on the right hand side and then the pub on the left hand side, continue driving and you will see a turning on the left into Drakes Meadow where the property will be found on the right hand side.

Taunton 8 Miles | Wellington 10 miles |  
Honiton 11 Miles

A well presented 4 bedroom  
detached property in  
popular village location.

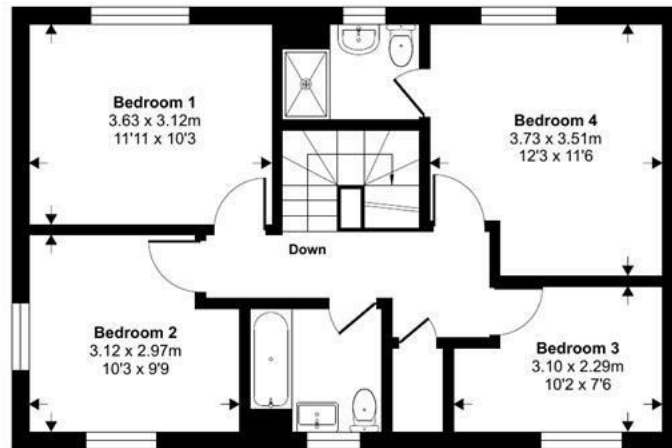
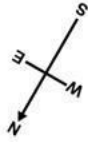
- Four bedrooms
- Family Bathroom and En Suite
- Sitting Room
- Kitchen/Dining Room
- Utility & Cloakroom
- Front and Rear Garden
- Garage
- Freehold
- Council Tax Band E

Guide Price £435,000



Approximate Area = 1452 sq ft / 135 sq m (includes garage)

For identification only - Not to scale



First Floor

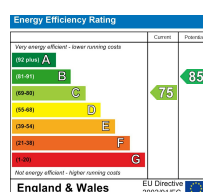


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 863054

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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