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GROUND FLOOR



1ST FLOOR

For information, please contact the estate agent. All measurements are approximate and are not intended to be used for any purpose other than general guidance. The agent does not warrant the accuracy of the information provided.



Ryesland Way, Creech St. Michael,  
Taunton, Somerset  
£295,000



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- \* A spacious detached village home presented in immaculate order
- \* Sought after village of Creech St. Michael \* Heathfield School catchment
- \* Cloakroom/wc \* large through living room
- \* Well fitted kitchen/dining room
- \* Conservatory & garden room/utility room
- \* Four good sized bedrooms
- \* Refitted family bathroom
- \* Drive parking and attached garage
- \* South facing enclosed rear garden
- \* Highly recommended by the sole agents



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#### THE PROPERTY:

Standing in a cul de sac of detached only properties on the outskirts of the sought after village of Creech St. Michael, this spacious family home is presented in excellent refitted order throughout and thoroughly deserves an internal viewing.

The property is provided with modern sealed unit double glazing and gas fired central heating and briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom/wc off, living room with feature fireplace, well fitted kitchen/dining room, large conservatory with garden room/utility room off, four generous bedrooms and a refitted bathroom. Outside there is drive parking for two cars, an attached single garage and a private enclosed south facing enclosed rear garden.

#### THE LOCATION:

Ryesland Way stands close to the centre of the village which offers a good range amenities including a convenience store/post office, primary school, doctors surgery and pharmacy, public house, church, veterinary practice and a village hall running a range of activities to suit all. There are delightful walks to be enjoyed on the Taunton to Bridgwater Canal which meanders it's way through the village, whilst there are a number of countryside footpaths over adjoining countryside that surround the village. The county town of Taunton is just over two miles away and there is easy access to the M5 Motorway at Junction 25 which is approximately one mile distant.

#### TENURE:

Freehold

#### GROSS INTERNAL FLOOR AREA:

106 sq.m.

#### SUMMARY ACCOMMODATION:

Entrance Hall & Stairs:

Cloakroom/wc: 1.98m (6'5") x 0.98m (3'2")

Living Room: 5.88m (19'3") x 3.57m (11'7")

Kitchen/Dining Room: 5.70m (18'7") x 3.35m (11'0")

Conservatory: 4.30m (14'10") x 3.87m (12'7")

Garden Room: 4.48m (14'7") x 2.47m (8'10")

Landing:

Master Bedroom: 3.54m (11'6") x 3.20m (10'5")

Bedroom 2: 3.54m (11'6") x 2.62m (8'6")

Bedroom 3: 3.20m (10'5") x 2.59m (8'5")

Bedroom 4: 3.38m (11'10") x 2.47m (8'10")

Bathroom: 2.87m (9'4") x 1.62m (5'3")

Garage: 5.27m (17'3") x 2.59m (8'5")

#### SERVICES:

Main services of gas, electricity, water and drainage are connected. Gas fired central heating with radiators and sealed unit double glazing. Telephone and fibre broadband are connected, subject to TELECOM regulations.



| Energy Efficiency Rating                                                                                                                                                         |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                               |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                  | Current | Potential |                                                                                                                                                                                                              | Current | Potential |
| Very energy efficient - lower running costs                                                                                                                                      |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                                                                              |         |           |
| (92-100) <b>A</b>                                                                                                                                                                |         |           | (92-100) <b>A</b>                                                                                                                                                                                            |         |           |
| (81-91) <b>B</b>                                                                                                                                                                 |         |           | (81-91) <b>B</b>                                                                                                                                                                                             |         |           |
| (69-80) <b>C</b>                                                                                                                                                                 |         |           | (69-80) <b>C</b>                                                                                                                                                                                             |         |           |
| (55-68) <b>D</b>                                                                                                                                                                 | 64      | 66        | (55-68) <b>D</b>                                                                                                                                                                                             | 63      | 65        |
| (39-54) <b>E</b>                                                                                                                                                                 |         |           | (39-54) <b>E</b>                                                                                                                                                                                             |         |           |
| (21-38) <b>F</b>                                                                                                                                                                 |         |           | (21-38) <b>F</b>                                                                                                                                                                                             |         |           |
| (1-20) <b>G</b>                                                                                                                                                                  |         |           | (1-20) <b>G</b>                                                                                                                                                                                              |         |           |
| Not energy efficient - higher running costs                                                                                                                                      |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                                                                              |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                |         |           | England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                                            |         |           |
| 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 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. |         |           |