

FIVEHEAD

gth

TAUNTON





# Appledore, 2 Smiths Farm Taunton, Somerset, TA3 6QX

*Taunton Town miles; M5 Junction 25, 12 miles*

 2
  3
  2
  168 sq m

A Two/Three bedroom converted old cattle barn set in a rural location constructed of steel frame and a tin roof. Offered to the market with no onward chain.

**Freehold Guide Price £350,000**

## SITUATION

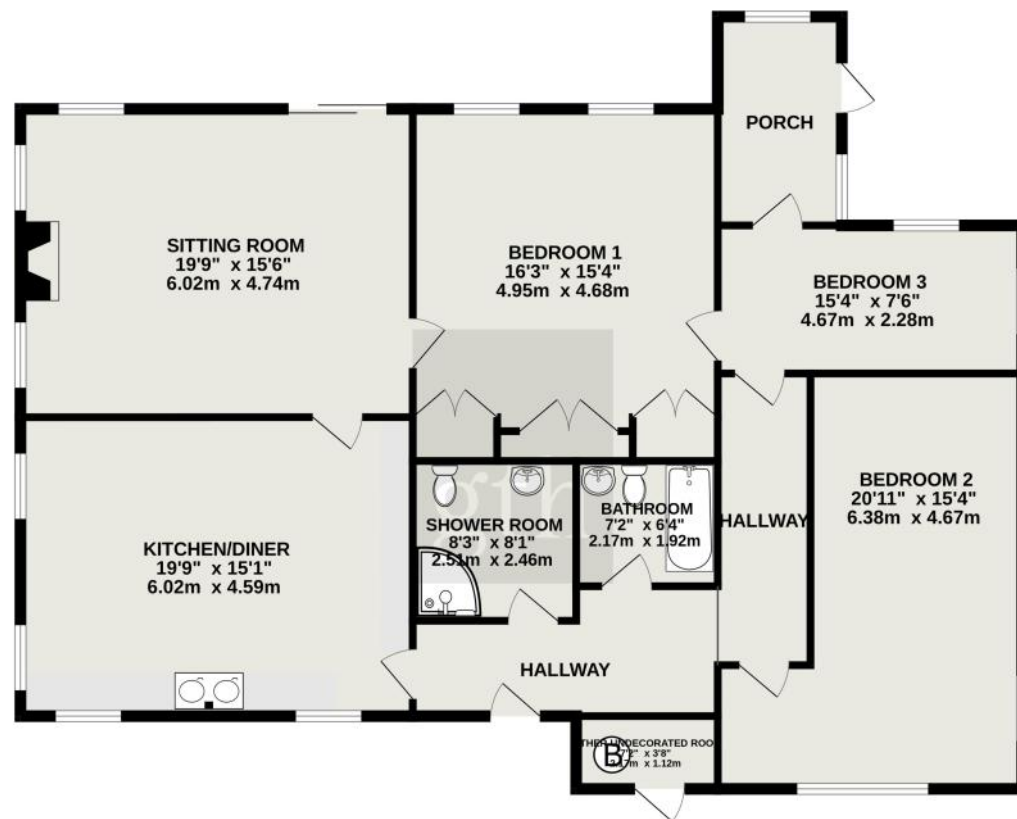
The centre of Fivehead is a short distance walk away, offering a village pub, church, village hall, café and shop; the larger village of Curry Rivel (4 miles) hosts a petrol station with post office services, convenience store and the renowned Firehouse public house. The market town of Langport (6 miles) offers a more comprehensive range of facilities, including Huish Episcopi Academy with adjoining leisure centre with facilities for all ages. Taunton the County town is 6-7 miles distant with an extensive range of shopping, scholastic and recreational facilities, including three noted public schools, two colleges, a major hospital, and multiple restaurants, bars, leisure centres and supermarkets. Taunton enjoys excellent commuting links with a mainline rail link and access to the M5 (J25). The cities of Exeter and Bristol both hosting international airports.

## DESCRIPTION

Situated down a mile-long shared driveway serving just three other properties, this former cattle barn has been thoughtfully converted in 2011 to provide generous single-storey living in a peaceful countryside setting. The property features a large kitchen/dining room with ample space for cooking and entertaining, and a spacious lounge with a log burner and views over the garden—ideal for relaxing. There are three interlinking bedrooms, offering flexible



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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living arrangements, along with a family bathroom and a separate family shower room. The property is steel framed and set under a tin roof.

## OUTSIDE

To the front of the property, gated access opens onto a private driveway, offering convenient off-road parking. The rear garden is low-maintenance, laid predominantly to concrete, and bordered with a selection of mature shrubs that add greenery and character. From the back of the property, enjoy far-reaching views across the surrounding landscape, providing a sense of space and tranquillity ideal for outdoor relaxation or entertaining.

## SERVICES & OUTGOINGS

We understand that mains electric & water are connected to the property. Oil fired central heating. Drainage to a private system.

**Council Tax:** *Somerset Council—Band G.*

## DIRECTIONS

What3words:/// proposes.universal.workloads

## ADDITIONAL INFORMATION

**Broadband:** FTTP highest available download speed 1000 Mbps, highest available upload speed 220 Mbps. (Openreach).

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

**Flooding:** The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



## VIEWING

Strictly by appointment with the agents  
Greenslade Taylor Hunt.

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