



Orchard View The Paddocks, Killams Lane, Taunton TA1 3YA





This superb fully updated and extended 5 bedroomed family home with open plan living space and enclosed gardens to the rear, sits in a large corner plot of 0.24 acre and has a double garage and ample driveway parking for 4 cars.







## Features

- Entrance Hall
- Living Room with French doors to garden
- Dining Room
- Fitted Kitchen / Breakfast Room with Rangemaster Toledo, granite worktops and French doors to garden
- Garden Room with door to garden
- Utility Room
- Office
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Bathroom with separate shower
- 4 further double bedrooms with fitted wardrobes
- Family Bathroom
- Shower Room
  
- Enclosed South East facing garden to rear of 0.24 acre with 19'3 office / workshop
- 30 ft x 12 ft decking to side of house providing a large entertaining area
- Double garage and ample driveway parking for 4 cars
  
- Double glazing
- Gas central heating
  
- Council tax band G
  
- What3words:  
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Orchard View is situated within 1.5 miles of the centre of Taunton, the County Town of Somerset, with its shopping centre and County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.





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Approximate Area = 2779 sq ft / 258 sq m (includes garage)

Outbuilding = 193 sq ft / 18 sq m

Total = 2972 sq ft / 276 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Robert Cooney. REF: 757438

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