

gth



Hillrise, Blagdon Hill

Taunton, Somerset

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# Hillrise, Blagdon Hil, Taunton, TA3 7SG

*Stunning new build four bedroom detached family home with generous accommodation over two floors, substantial off road parking and enclosed rear garden.*

Guide Price £489,000

## Description

Approached by a private driveway, this beautifully designed new build home with stone and render elevations, slate roof and a traditional "Devon Bank" frontage enjoys a highly favoured position within this sought after area.

The internal accommodation, in brief, comprise of an entrance hall, ground floor WC, spacious living room with front aspect window and rear aspect French doors to the garden, together with feature fireplace and wood burning stove. The kitchen/ dining room is equally impressive in size and enjoys a dual



aspect for an abundance of natural light. The kitchen itself is finished to a high standard, boasting natural oak worktops and breakfast bar, ceramic sink and integral appliances. Beyond the kitchen is a separate utility room with space and plumbing for both washing machine and tumble dryer.

Stairs from the high ceilinged entrance rise to the first floor from which there is the master bedroom with ensuite shower room, three further well balanced bedrooms and the family bathroom.

The property is warmed by gas fired central heating and is enhanced by timber effect double glazed windows and doors.

## Situation

The property is situated in the highly sought after village of Blagdon Hill some 5 miles south of the County Town of Taunton and lying at the foot of the Blackdown Hills which are designated as an Area of Outstanding Natural Beauty. The village offers a village pub, a recreation ground, nearby churches and primary school whilst Taunton which is readily accessible provides a wide range of shopping, recreational and scholastic facilities. The M5 may be joined at junction 25 & 26 locally and there are a number of local footpaths providing easy access to the surrounding countryside. There is also a direct line rail link to London Paddington and international airports can be found at both Bristol & Exeter.

## Outside

To the front of the property is the private driveway with provision for ample off road parking. The area is further enhanced by areas of lawn and plant bed borders. A side gate then provides secure access to the rear garden which is fully enclosed, and landscaped to patio and a raised lawn. The garden provides for a very high degree of privacy.



## Services

Mains water, electricity and drainage. LPG gas. Telephone connection subject to any BT regulations.

## Outgoings

Somerset West and Taunton - Tax Band TBC

## Directions

From Taunton proceed due south through the villages of Trull and Staplehay and Blagdon Hill will be reached after a further 3 miles. The property will then become identified on the right hand side.



## Viewing

Strictly by appointment with the agents  
Greenslade Taylor Hunt.

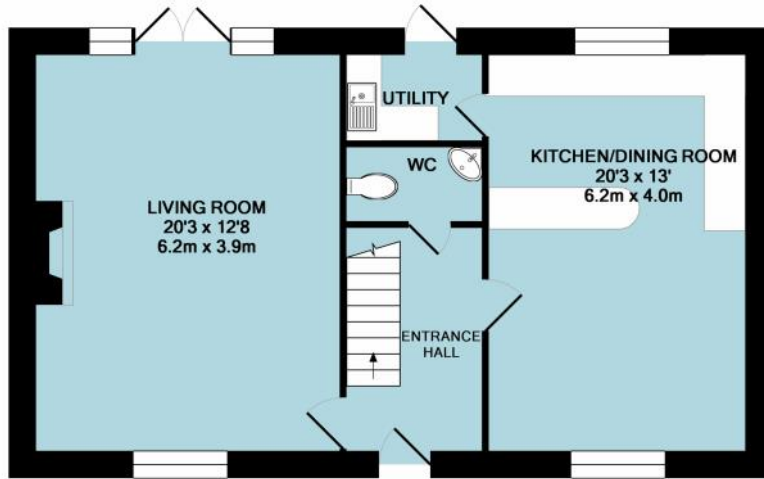
13 Hammet Street, Taunton, Somerset,  
TA1 1RN

Email: [residential.taunton@gth.net](mailto:residential.taunton@gth.net)

Tel: 01823 277121 | Ref: TAU

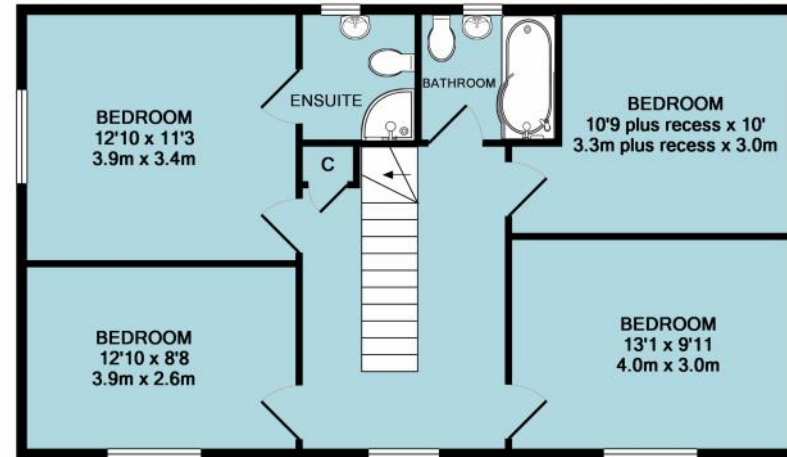


# Hillrise



GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1435 SQ.FT. (133.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	84	91
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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.

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