



35 COMEYTROWE LANE,
TAUNTON, TA1 5PB

**GOODMAN
& LILLEY**







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TAUNTON TA1 5PB

GUIDE PRICE
£650,000

This impressive and generously proportioned five-bedroom detached family home extends to approximately 2,750 sq ft of well-planned accommodation, complemented by a detached garage and attractive gardens. Originally dating from the 1930s, the property has been thoughtfully extended and comprehensively modernised, successfully combining its period origins with contemporary finishes suited to modern living.

The accommodation spans across three floors and offers an excellent balance of open-plan and more traditional living spaces. At the heart of the home is a superb open plan kitchen/ dining/ living room designed for everyday living and entertaining, while additional reception rooms provide flexibility for quieter spaces such as a sitting room, study or playroom. The well-proportioned layout continues upstairs with five bedrooms and well-appointed bath and shower rooms, making it particularly well suited to growing families or those requiring adaptable space for guests or home working.

Having been carefully renovated throughout, the property is presented in excellent condition and is offered to the market with no onward chain, presenting a rare opportunity to acquire a spacious and stylish family home in one of Taunton's most desirable residential locations.

The property is entered through a welcoming entrance hall which provides a central point of access to the principal ground floor rooms, together with the staircase rising to the first floor and a conveniently positioned cloakroom/WC. The layout has been designed to provide a natural flow between the living spaces while maintaining clearly defined areas for both everyday living and entertaining.

To the front of the property is a spacious main sitting room offering a comfortable and well-proportioned reception space with ample room for seating. Positioned opposite the hall is a second reception room which provides a flexible space ideally suited as a snug, family room or playroom depending on individual needs. Adjoining this is a separate home office, creating an ideal work-from-home environment away from the main living areas.

To the rear of the house lies the impressive open-plan kitchen and dining room, extending to over 30 feet in length and forming the natural heart of the home. This generous space comfortably accommodates a large dining table alongside a central island, making it particularly well suited to family life and entertaining. The room benefits from good natural light and offers an excellent connection to the garden. Leading from the kitchen is a practical utility room which provides additional storage and laundry facilities, together with useful side access to the exterior of the property. Internal access is also provided to the garage, which offers excellent storage or secure parking.

The first floor is arranged around a central landing and provides three well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite bathroom, creating a comfortable and secluded main bedroom suite. Two further bedrooms are located on this level, including Bedroom Two, a generous double room, and Bedroom Three. These bedrooms are served by a well-appointed family bathroom accessed from the landing.

The second floor provides two further bedrooms, making the property particularly well suited to larger families or those seeking additional guest accommodation. A further bathroom serves this level, while cleverly designed storage areas within the eaves provide practical additional space where head height is restricted.

Garden

A side pathway provides convenient access to the garage and driveway at the front of the property.

Garage & Driveway

To the front of the property is a generous recently graveled parking and turning area providing substantial off-road parking for several vehicles. This leads to a detached double garage fitted with up-and-over doors, offering excellent storage or workshop potential. A side pathway provides convenient access through to the rear garden, which is a mix of lawn and patio to offer maximum use.

Location

The property is situated in the popular residential

area of Galmington on the south-western outskirts of Taunton, just over 2 miles from the town centre. The area benefits from a fantastic range of local amenities including a convenience store, doctors' surgery and chemist, while Taunton itself offers a wide selection of shopping, leisure and recreational facilities. The property is well placed for access to a number of well-regarded schools and colleges including Castle School, Taunton School, Queen's College and the Somerset College of Arts and Technology. Musgrove Park Hospital is also within easy reach, and the town provides a mainline railway station together with convenient access to the M5 motorway.

Agent's Notes

Utilities rely on mains suppliers for water, electrics & sewerage, and mains gas for heating. The property sits in council tax band E and EPC band D.



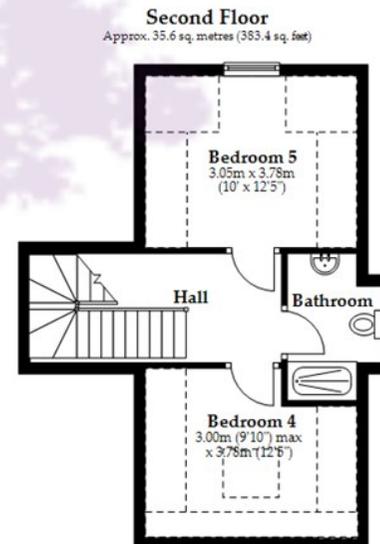
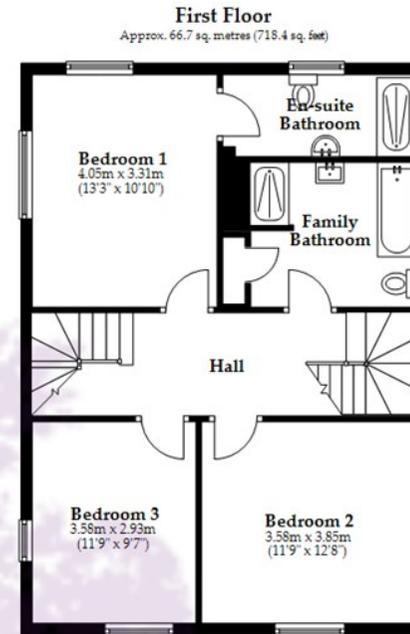
- Detached Family Home
- Approx. 2303 Sq. Ft
- Double Garage
- Five Bedrooms
- No Onward Chain
- Peaceful Countryside Location
- Large Extended Kitchen/Diner
- Enclosed Southerly Facing Garden





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Total area: approx. 255.6 sq. metres (2751.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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