



Sweethay Close | Trull | Taunton | TA3 7HG

£495,000



**WILSONS**

ESTATE AGENTS

Nestled in the charming area of Sweethay Close, Trull, Taunton, this delightful three-bedroom house offers a perfect blend of comfort and elegance. Spanning an impressive 1,227 square feet, the property boasts a spacious reception room that invites relaxation and social gatherings.

One of the standout features of this home is its large, mature gardens, which are both west-facing and private. These gardens provide a serene outdoor space, ideal for enjoying the afternoon sun and hosting family barbecues or simply unwinding in a tranquil setting. The lush greenery and established plants create a picturesque backdrop, making it a true haven for nature lovers.

The property also includes two well-appointed bathrooms, ensuring convenience for families or guests. Each bedroom is generously sized, offering ample space for rest and personalisation.

Located in the desirable Trull area, this home is not only a peaceful retreat but also conveniently situated near local amenities and transport links, making it an ideal choice for families and professionals alike.

In summary, this house on Sweethay Close presents a wonderful opportunity to enjoy a comfortable lifestyle in a beautiful setting, with the added benefit of expansive private gardens that truly enhance the appeal of this remarkable property.

**Living Room/Kitchen**

27'5" x 22'9" (8.3m x 6.9m)

The living room and kitchen create a spacious, open-plan area measuring 8.3 by 6.9 metres. This inviting space features a large bay window and a wood-burning stove set into an exposed brick surround to one side, adding a cosy focal point. The kitchen is thoughtfully designed with dark green cabinetry complemented by light countertops and a farmhouse-style sink beneath a window overlooking the garden. Recessed ceiling lights illuminate the space, while a dining table sits comfortably between the kitchen and sitting areas. Double doors open from this area into the conservatory, allowing natural light to flood in and providing direct access to the garden.

**Conservatory**

9'6" x 6'6" (2.9m x 2.0m)

The conservatory, measuring 2.9 by 2.0 metres, connects directly to the living area and overlooks the rear garden. Its large windows flood the room with natural light, making it a bright and pleasant spot perfect for a seating area or peaceful workspace with views onto the garden.

**Bedroom 1**

12'1" x 11'11" (3.7m x 3.6m)

The ground floor bedroom is a comfortable space measuring 3.7 by 3.6 metres. It benefits from an en suite bathroom, lending a private and practical feature. The room is neutrally decorated, making it a welcoming retreat.





### En suite

Featuring a modern 3 piece suite comprising of a wash hand basin, low level WC and modern shower with a window for natural light and ventilation.

### Bedroom 2

16'0" x 13'6" (4.9m x 4.1m)

This first-floor bedroom is generously sized at 4.9 by 4.1 metres and features a skylight that brings in natural light and adds a modern touch. The room is finished with light-coloured walls and neutral carpeting, creating a serene atmosphere ideal for rest and relaxation.

### Bedroom 3

13'6" x 12'1" (4.1m x 3.7m)

The second bedroom on the first floor measures 4.1 by 3.7 metres and offers a versatile space that could serve as a guest room, bedroom, or home office. The room features a large window that fills the space with daylight, complementing the pale walls and carpeted floor for a bright, airy feel.

### Bathroom

The bathroom on the first floor offers a fresh and clean design with a tiled floor presenting a classic patterned design. It includes a bath with a shower, a vanity unit with a wash basin, and a toilet, all beneath a skylight that allows natural light to enhance the space.

### Rear Garden

The rear garden is a well-established and generous outdoor space with mature trees, bushes, and a variety of plants. It features a lawn area with stepping stones, a paved patio area perfect for seating, and secluded corners ideal for relaxation. This peaceful garden offers a lovely green backdrop to the home, creating an inviting environment for outdoor enjoyment and entertaining.

### Material information

Part A Material Information

Council Tax: E

Tenure: Freehold

Part B Material Information

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: <https://checker.ofcom.org.uk/> - Internet connection: Fttc

Internet speed: upto 1800mbps

Mobile coverage: Good outdoor coverage with EE, O2, three and Vodafone

Parking: Double garage and double driveway

Construction: Block and brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

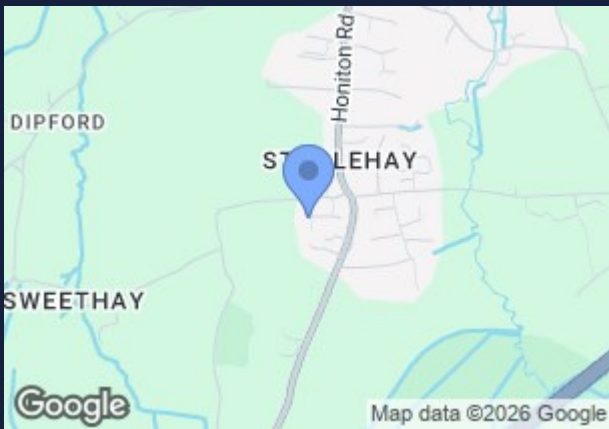
Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

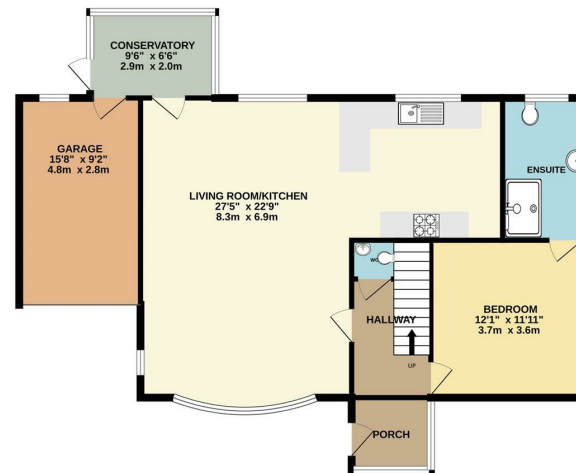
Service charges N/A



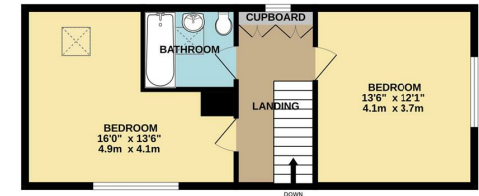
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1473 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 3 spacious double bedrooms
- 2 modern bathrooms
- Newly decorated interior
- Large, mature & private rear garden
- Sought-after Trull village
- Quiet cul-de-sac location
- No onward chain
- Double glazing throughout
- Close to local amenities
- Viewing highly recommended

Council Tax Band E

EPC Rating D



SCAN ME