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GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains gas, mains electricity, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DL
Property Location: <https://what3words.com/ballots.cages.giving>
Council Tax Band: C
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed. <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.



87 Shutewater Orchard, TA1 5FA
 £285,000 Freehold

3 1 1 C EPC

Wilkie May & Tuckwood

Floor Plan

87 Shutewater Orchard, Bishops Hull, Taunton, TA1 5FA

Approximate Area = 970 sq ft / 90.1 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. REF: 1431737

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Description

- Three Bedroom Semi Detached Family Home
- Single Garage & Driveway
- uPVC D/G & Gas C/H
- Close to Village Amenities
- Low Maintenance Garden

A well-presented three-bedroom semi-detached family home, benefiting from a single garage, driveway parking and a fully enclosed low-maintenance garden. The property is conveniently located close to the centre of Bishops Hull, which offers a local shop, pub, church and a highly regarded primary school. It is also well situated for access to Musgrove Park Hospital and the wider amenities of Taunton.



The accommodation is light and well-proportioned throughout. On the ground floor there is a bright dual-aspect living room with French doors opening directly onto the rear garden, providing an excellent space for both relaxing and entertaining. The kitchen/dining room is fitted with a matching range of wall and base units with roll-edge work surfaces and tiled splashbacks. Integrated appliances include a stainless-steel oven, gas hob and extractor hood, with additional space for a tall fridge/freezer and washing machine. French doors provide further access to the garden. A useful study and a cloakroom complete the ground floor accommodation.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom fitted with a WC, wash hand basin and a bath with tiled surround.

Externally, the property enjoys a fully enclosed rear garden designed for ease of maintenance. A patio area adjoins the rear of the property, with the remainder mainly laid to artificial lawn, and there is gated side access. The garden also provides access to the single garage, which is equipped with electric power and lighting, with a driveway alongside providing additional off-road parking.

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