



36 Oake Close, Oake, Taunton, TA4 1AT  
£240,000

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Making home moves happen

A brilliantly reconfigured two bedroomed property, with many additional attributes including an extended kitchen, a refurbished interior, useful loft spaces and two reception rooms. The outside of the property also offers a super rear garden, parking, store and some super views across to Oake Manor golf course. OFFERED WITHNO ONWARD CHAIN.

The property is accessed via a useful double glazed entrance porch, which in turn leads to an open-plan sitting room with feature fireplace and access to the loft via a pull down. The loft is currently arranged as two informal rooms with roof windows and a wash basin in one. Although the rooms are informal, others in the Close have been converted to form additional accommodation. There is then a dining room and access to an extended kitchen to the rear - with utility cupboard, a full range of units and a breakfast area to the rear, with a feature window overlooking the rear. There are two double bedrooms and a refitted bathroom with separate shower cubicle. The rear of the property defies all expectations - an enclosed and manageable area of garden, accessed from the kitchen, is well fenced with lawn and patio areas. At the end of the garden there is a raised decked area which provides a seating area with some lovely views across the adjacent Oake Manor golf course. The seating area also sits overlooking a large natural pond, a haven for wildlife and tranquility. There is also a gated driveway to the rear, which is owned by the local authority but which the subject property has sole use of via an easement - further details upon request. In all, the property is a delight for those seeking a quiet, tranquil lifestyle with some lovely views and well-refurbished interior. It would suit many types of buyer and we would recommend an internal viewing at the earliest opportunity.

**BEAUTIFULLY-PRESENTED AND REFURBISHED BUNGALOW**

**TWO BEDROOMS, TWO RECEPTION ROOMS**

**KITCHEN / BREAKFAST ROOM**

**FOUR-PIECE BATHROOM SUITE**

**USEFUL LOFT SPACES**

**IDYLIC REAR GARDEN WITH VIEWS TO GOLF COURSE AND NATURE POND**

**GATED DRIVEWAY PARKING**

**CENTRAL HEATING AND DOUBLE GLAZING**



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## ACCOMMODATION

Entrance Porch	4' 10" x 4' 6" (1.47m x 1.37m)
Sitting Room	16' 9" x 12' 6" (5.10m x 3.81m)
	Maximum
Dining Room	9' 5" x 7' 10" (2.87m x 2.39m)
Kitchen / Breakfast Room	14' 7" x 7' 8" (4.44m x 2.34m) + Utility lobby
Bedroom One	12' 3" x 9' 8" (3.73m x 2.94m)
Bedroom Two	9' 8" x 8' 2" (2.94m x 2.49m)
Bathroom	7' 11" x 6' 11" (2.41m x 2.11m)

## OUTSIDE

To the front is a central path with raised gravel beds either side. To the rear, a very well enclosed rear garden laid mainly to lawn and patio and with a raised decked area to the end. The decked area overlooks the natural pond and golf course. There is also a gated driveway (not owned by the property but sole access is granted via an easement) providing off-road parking for two or three cars. In all, the location, position and orientation of this property needs to be seen to fully appreciate the privacy, outlook and uniqueness.

## DIRECTIONS

From Wellington head Southeast towards Taunton. At the first roundabout, take the 2nd exit onto Taunton Rd/B3187. At Chelston Roundabout, take the 2nd exit onto A38 towards Taunton for approx. 2.5 miles then Turn left signposted Bradford on Tone and Oake. Immediately opposite the Worlds End Public House. Continue on this road passing through Bradford on Tone and on entering the village of Oake turn left in to Oake Close



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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. 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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1ST FLOOR (21.6 sq.m.) approx.

GROUND FLOOR (65.6 sq.m.) approx.