



GIBBINS RICHARDS 

39 Derham Close, Creech St. Michael, Taunton TA3 5FG

£595,000

GIBBINS RICHARDS   
Making home moves happen



A substantial detached executive home providing over 2000 sq ft of living accommodation and located in a sought after village close to local amenities. Well appointed accommodation includes three reception rooms, kitchen/family room, utility room, five first floor bedrooms including two en-suites, separate bathroom, detached double garage, double driveway and enclosed south west facing corner and rear gardens.

Tenure: Freehold / Energy Rating: B-87 / Council Tax Band: F

Built by Larkfleet Homes in 2018, this spacious and well appointed detached executive home provides an excellent opportunity for a growing family looking to move into this popular village. Creech St Michael is located approximately 4 miles north east of the town centre and contains amenities to include nearby primary school, medical centre, post office/general stores, public house, church and community hall. There are delightful walks along the Taunton and Bridgwater canal tow path which is within a short walk. There is also a small recreation park close by whilst the M5 motorway at junction 25 is easily accessible and provides excellent communication links to Exeter and Bristol.

SPACIOUS DETACHED VILLAGE HOME  
3 RECEPTIONS  
WELL EQUIPPED KITCHEN/FAMILY ROOM  
5 BEDROOMS  
2 EN-SUITE SHOWER ROOMS  
BATHROOM WITH SEPARATE SHOWER  
CORNER PLOT LOCATION  
DETACHED DOUBLE GARAGE AND DOUBLE DRIVEWAY  
SOLAR PANELS  
GAS CENTRAL HEATING







Entrance Hall Cloakroom	Stairs to first floor. Wash basin and wc.
Sitting Room	17' 11" x 12' 7" (5.46m x 3.83m) Double glazed French doors to rear garden.
Study	11' 9" x 8' 9" (3.58m x 2.66m) Double glazed window to front aspect.
Dining Room Kitchen/Family Room	12' 11" x 10' 6" (3.93m x 3.20m) Double glazed bay window.  22' 9" x 11' 8" (6.93m x 3.55m) The kitchen benefits from a number of built-in appliances to include double oven, dishwasher, fridge/freezer, five ring gas hob with splashback plate, extractor hood and French doors to rear garden. The kitchen gives access to;
Utility Room	9' 5" x 5' 9" (2.87m x 1.75m) Plumbing for washing machine, gas fired central heating boiler and door to outside.
First Floor Galleried Landing	
Bedroom 1	13' 5" x 12' 11" (4.09m x 3.93m) Two double built-in wardrobe units.
En-suite Shower Room	Double shower enclosure, wash basin and wc. Ladder radiator.
Bedroom 2	13' 8" x 11' 3" (4.16m x 3.43m)
En-suite Shower Room	Large shower enclosure, wash basin and wc.
Bedroom 3	12' 11" x 11' 3" (3.93m x 3.43m)
Bedroom 4	11' 8" x 9' 2" (3.55m x 2.79m) Recessed double wardrobe unit.
Bedroom 5	8' 9" x 8' 1" (2.66m x 2.46m) Currently utilised as a study.
Bathroom	8' 5" x 7' 10" (2.56m x 2.39m) Panelled bath, separate shower enclosure, wash basin and wc.
Outside	Enclosed front corner garden. Independent double driveway leads to a detached double garage with light and power. The rear garden comprises of a wide patio section, wide level lawn with side access.
Maintenance	There is a maintenance charge of £225 per annum for the maintenance of public areas.



GROUND FLOOR



1ST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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