



29 Arundells Way

Creech St. Michael, Taunton, Somerset, TA3 5QT

**James
Gray**

ESTATE AGENTS

A well presented mid-terrace family home with west facing rear garden, enjoying a delightful tucked away location on the edge of this popular village, close to the Bridgwater to Taunton canal



Key features

- Entrance porch
- Sitting room
- Kitchen/dining room with door to conservatory
- 3 bedrooms and bath/shower room
- Electric heating and double glazing
- West facing and fully enclosed rear garden with lawn and covered patio
- Off-road parking
- Attractive village location, close to good local amenities

Services

Mains gas, water, electricity and drainage. Electric heating

EPC rating

Band D (65)

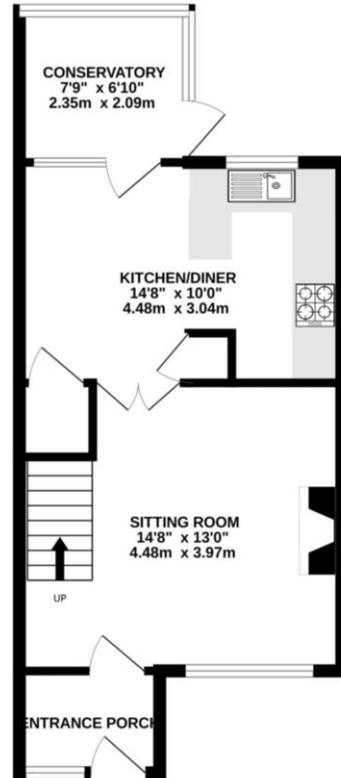
Council tax

Band B

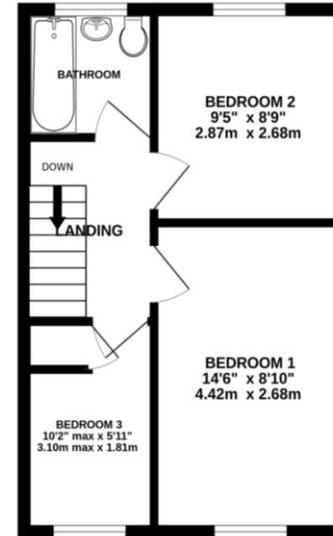




GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 710sq.ft. (66.0 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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