



32 Fairfield Green, Churchinford, Taunton TA3 7RR

£219,950

GIBBINS RICHARDS 
Making home moves happen

A very well presented 3 bedroom cottage style home located in a sought after village on the picturesque Blackdown Hills. Fully refurbished accommodation includes: Hall, Lounge, Dining Room, Re-fitted Kitchen, Conservatory, Cloakroom, 3 Bedrooms, ensuite shower room, re-fitted bathroom, gardens, Garage and ample off road parking. Energy Rating: D-60

THE PROPERTY

Constructed in 1992 by Tarmac Homes to a pleasing design. This double fronted cottage style home boasts superbly maintained and refurbished accommodation. Improvements in recent years include replacement uPVC double glazed windows, installation of an oil fired central heating system, quality refitted kitchen with built-in oven and hob, refitted bathroom and ensuite shower room. The property is located in a favoured village which lies on the picturesque Blackdown Hills which is an area of outstanding natural beauty. Within the village there is a nearby primary school, medical centre, general stores and pub. Taunton town centre is located approximately 8 miles away whilst the market town of Honiton is approximately 9.5 miles distant.

Entrance door to:

Entrance hall with deep under stairs cupboard.

Cloakroom refitted suite with close coupled wc, vanity wash hand basin, radiator and extractor fan.

Living Room 17' 8" x 11' 2 (5.38m x 3.40m) plus door recess. Feature fireplace surround with contemporary style electric fire, radiator, laminate flooring, stairs to first floor, double glazed door to conservatory.

Dining Room 12' 0" x 10' 5 (3.65m x 3.17m) into bay window. (accessed from hall). Radiator, telephone point, door to:

Kitchen/Breakfast Room 16' 0" x 7' 6 (4.87m x 2.28m) refitted with an attractive range of high gloss floor and wall cupboard units with contemporary splashbacks, built-in double stainless steel oven and ceramic hob with extractor fan, plumbing for dishwasher unit, single drainer



sink unit, ample space for fridge/freezer, breakfast bar unit, radiator and door into:

Conservatory 18' 10" x 7' 10 (5.74m x 2.39m) with fitted floor unit, plumbing for washing machine, tiled flooring, Grant oil fired central heating boiler with digital programmer and door to rear garden.

First Floor Landing double glazed window, access to loft space, storage/linen cupboard.

Bedroom 1 11' 0" x 9' 6 (3.35m x 2.89m) with two double mirrored wardrobe units, radiator, double glazed window.

En-suite Shower Room refitted suite with shower cubicle with Mira Adept mains fed shower, tall ladder radiator, pedestal wash hand basin, close coupled wc, tiled flooring, double glazed frosted window.

Bedroom 2 10' 0" x 9' 5 (3.05m x 2.87m) plus door recess. Double glazed window to rear aspect, radiator.

Bedroom 3 11' 0" x 7' 5 (3.35m x 2.26m) double glazed window, radiator.

Bathroom refitted suite of panelled bath with mains mixer shower and folding screen, pedestal wash hand basin, close coupled wc, extractor fan, radiator and double glazed frosted window.



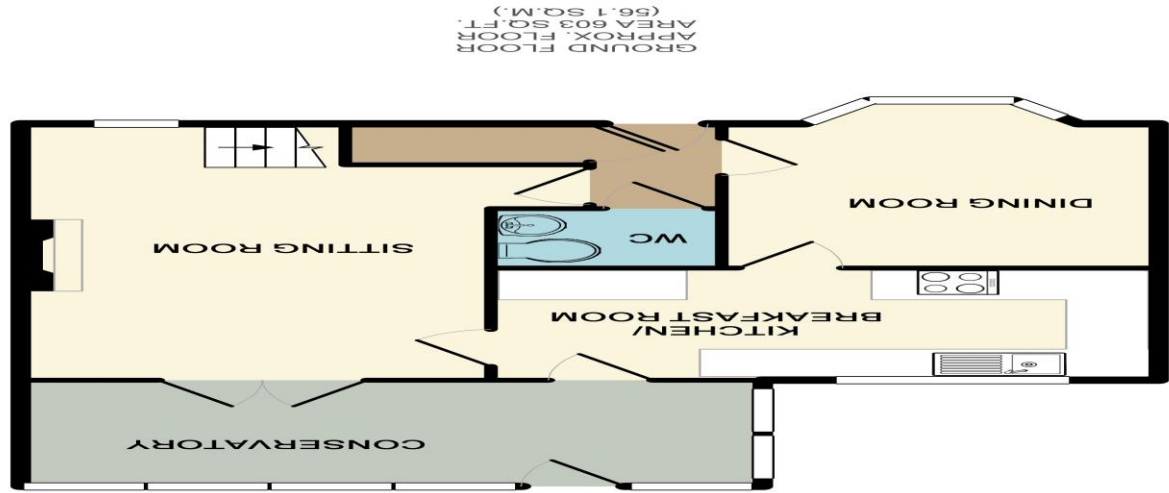
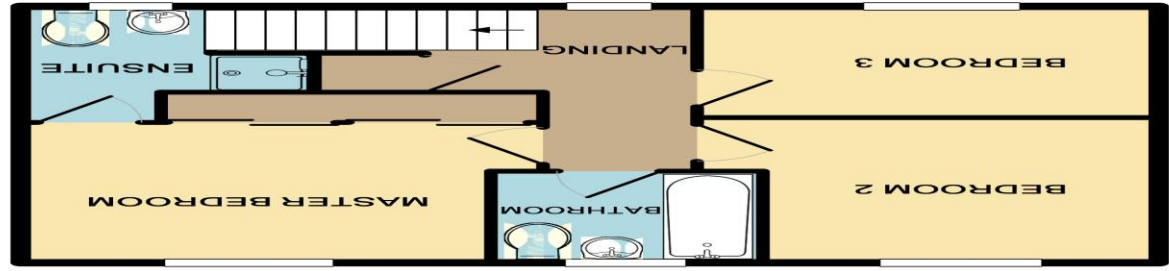
Outside The property benefits from a west facing rear garden with patio and lawned section with bordering shrubs, water tap, walled and fenced borders and rear pedestrian gate leading onto a communal drive.

Directions From Taunton proceed in a southerly direction along Trull Road and continue for some distance passing the villages of Trull, Staplehay and Blagdon Hill. Continue through the Blackdown Hills until reaching the village of Churchinford. Continue past the pub and stores turning right into Fairfield Green. Follow the road round to the right where the property will be found in the corner of the cul-de-sac on the right hand side clearly identified by a 'For Sale' board.



THE PROPERTY MISDESCRIPTIONS ACT 1991
 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 or Surveyor.
 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.
 The Data Protection Act 1998
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
 Consumer Protection from Unfair Trading Regulations 2008
 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 or Surveyor. 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate 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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Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

	Current	Potential
Energy use	421 kWh/m ² /per year	383 kWh/m ² /per year
Carbon dioxide emissions	6.8 tonnes per year	6.2 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£682 per year	£579 per year
Hot water	£140 per year	£140 per year
You could save up to £136 per year		

Energy Performance Certificate

32, Fairfield Green
 Churchford
 TAUNTON
 TA3 7RR

Dwelling type: End-terrace house
 Date of assessment: 30 September 2011
 Date of certificate: 30 September 2011
 Reference number: 0694-2800-6517-9579-4955
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 91 m²

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Rating	Very energy efficient - lower running costs	Very energy efficient - higher running costs
A	80-90	101-105
B	69-80	91-100
C	55-68	81-90
D	45-54	69-80
E	39-44	55-68
F	21-38	45-54
G	1-20	39-44

Current: G
 Potential: B

Environmental Impact (CO₂) Rating

The environmental impact rating is a measure of a home's impact on the environment. The higher the rating the less impact it has on the environment.

Rating	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - higher CO ₂ emissions
A	1-10	35-44
B	11-20	25-34
C	21-30	15-24
D	31-40	5-14
E	41-50	0-4
F	51-60	-5 to -14
G	61-70	-15 to -24

Current: G
 Potential: D

EU Directive 2002/91/EC

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