



10 Lodwells Orchard

North Curry, Taunton, Somerset, TA3 6DX

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ESTATE AGENTS

A beautifully presented family home offering spacious and flexible accommodation, with self-contained one bedroom annexe, ideal for a dependant relative, with a south-west facing rear garden and enjoying a delightful cul de sac setting close to the centre of this sought after village



Key features

- Spacious family home with self-contained one bedroom annexe
- 4 bedroom home with 2 en suite shower rooms and separate bathroom
- Large family room, Study and Conservatory
- Well fitted modern kitchen and separate utility room
- Self-contained annexe with kitchen/living room, double bedroom and en suite shower room
- Well stocked, south-west facing rear garden with patio, raised beds and greenhouse
- Double garage and ample driveway parking
- Attractive cul de sac location close to the centre of this sought after village

Services

All mains services connected. Gas central heating

EPC rating

D (61)

Council tax

E





The property

Built in the 1980's and occupied by the current owners, since new, this individual house has been substantially extended and improved, so that it now offers spacious and flexible accommodation. The property includes a self-contained annexe which is ideal for a dependant relative. Alternatively, the annexe can be incorporated into the main house to provide additional reception rooms. The property has gas-fired central heating (one boiler, serving the whole house) and double glazed windows. The rear garden enjoys a good deal of privacy and an attractive south-westerly aspect. The property enjoys an attractive tucked away location, close to the centre of this sought after village.

The accommodation

The main house is approached via an entrance porch leading into the entrance hall with stairs to the first floor. Cloakroom with WC and basin. The family room enjoys an attractive double aspect with patio doors opening to the rear garden. Separate study/dining room. The conservatory enjoys an attractive outlook over the rear garden. The kitchen/breakfast room is well fitted with built-in appliances and a door leads through to the utility room, which also has doors to the double garage, annexe and a useful store cupboard.

First floor

The principal bedroom has an en suite dressing room with door to the en suite shower room with twin



basins, shower enclosure and WC. The guest bedroom also has an en suite shower room. There are 2 further double bedrooms, both with built-in wardrobes and a further family bathroom.

The annexe

The annexe can either be approached via the utility room or externally via the rear garden. It provides a large open plan living room with kitchen and an adjacent bedroom with en suite shower room. Being all on one level it is ideal for an elderly relative.

Outside

The rear garden enjoys a lovely south-westerly aspect and a good deal of privacy. It has been designed for ease of maintenance with a paved terrace, raised beds, fruit trees and greenhouse. A large driveway provides ample parking and gives access to the double garage

Situation

The property enjoys an attractive cul de sac location, close to the centre of this sought after conservation village. It is within walking distance of the centre of this active village which offers many amenities including a shop and post office, pub, primary school, health centre, coffee shop, cricket pitch, hair dressers and village hall. Taunton, the county town of Somerset is about 6 miles away and on the outskirts of the town can be found junction 25 of the M5 motorway.





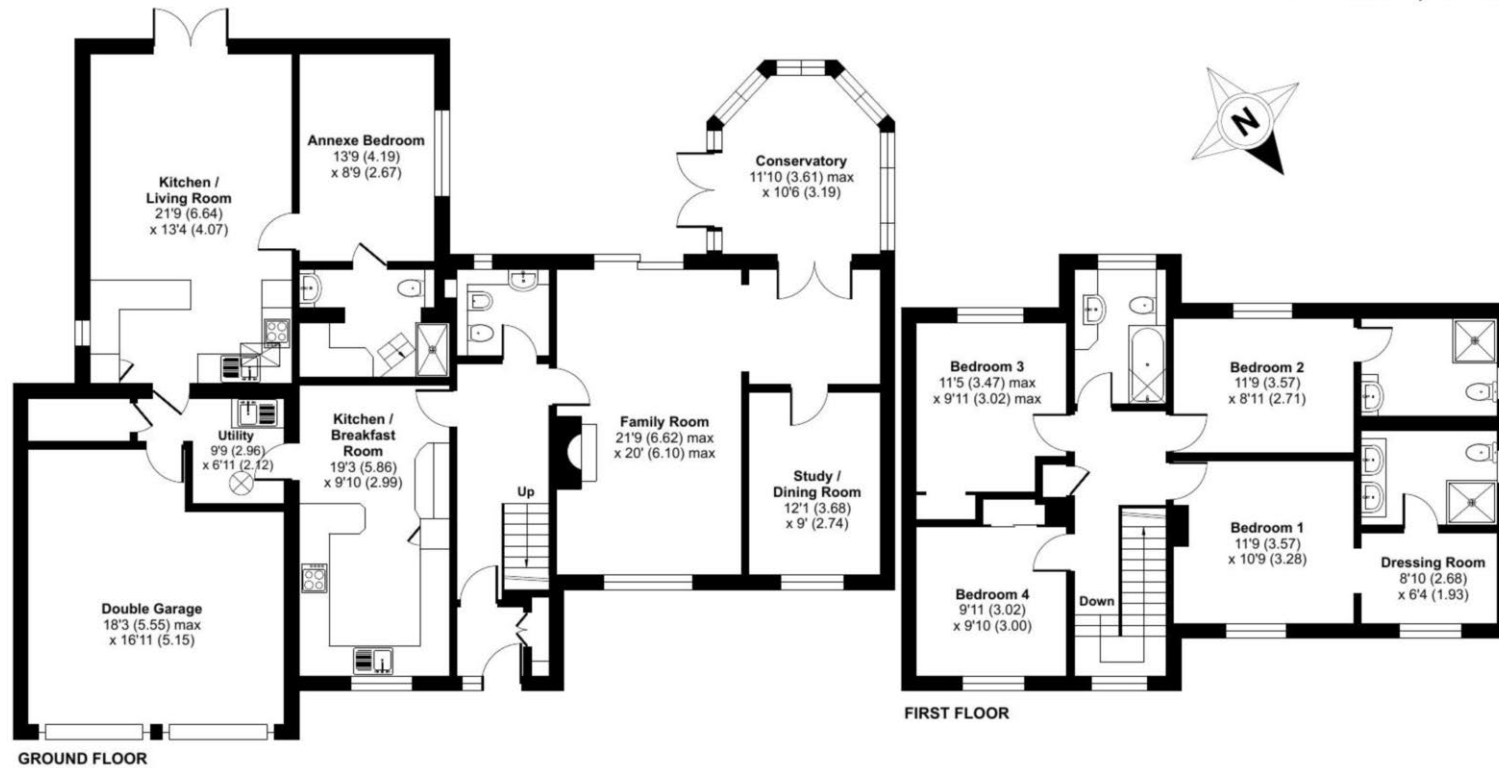
Lodwells Orchard, North Curry, Taunton, TA3

Approximate Area = 2378 sq ft / 220.9 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 2659 sq ft / 247 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). © nichcom 2026. Produced for James Gray. REF: 1511881

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