



9 Holway Hill



STAGS

9 Holway Hill

, Taunton, Somerset, TA1 2HB

A Charming Victorian Home With Gardens And Parking

- Character Features
- Sought-After Private Road Close To Town Centre
- Driveway Parking
- Freehold
- Two Areas Of Garden
- Two Double Bedrooms
- Three Reception Rooms
- Council Tax Band B

Guide Price £325,000

SITUATION

Holway Hill is a highly sought-after address, appreciated for its tucked-away position and the attractive terrace of characterful Victorian properties its known for. Unusually, the terrace enjoys views over trees and green space to both the front and rear. Taunton offers a wide range of shopping, education and retail facilities including many restaurants, theatre and excellent transport links, including mainline rail services to London Paddington and access to the M5 at Junction 25. Kings College, Richard Huish College and St George's Catholic Primary School as well as other schools are all within walking distance.



ACCOMMODATION

The property is approached via an appealing front garden, providing a pleasant seating area to enjoy the sun. The property has been well maintained by the current owner with the front of the property having been recently repainted. Internally, the accommodation is well-proportioned and retains a number of original features. To the front is a charming dining room with a bay window and feature fireplace, whilst beyond lies a central sitting room with a beautifully restored open fireplace and useful understairs storage. Glazed doors lead through to a light and airy conservatory, enjoying views over the garden and with French doors opening onto the outside space.

The kitchen is fitted with a range of wall and base units, tiled flooring, and space for a range-style cooker, along with a sink and drainer. An opening leads through to a practical utility room, with a door to the rear garden. On the first floor, a spacious landing serves two well-proportioned double bedrooms and a generous family bathroom, fitted with a bath, separate shower cubicle, wash basin and WC.

OUTSIDE

The rear garden is arranged over tiers, with steps rising to a patio seating area and a small section of lawn bordered by a selection of shrubs and bushes. A garden shed provides additional storage.

A particular feature of the property is the additional garden opposite the terrace, where there is a private driveway providing off-road parking for two vehicles, which behind lies a larger garden attractively laid to lawn with mature trees, a shaded patio and a pathway shared with one neighbouring property.

SERVICES

All mains services connected. Mobile signal good outdoor and in-home with selected major network. Standard, superfast and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected the services.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

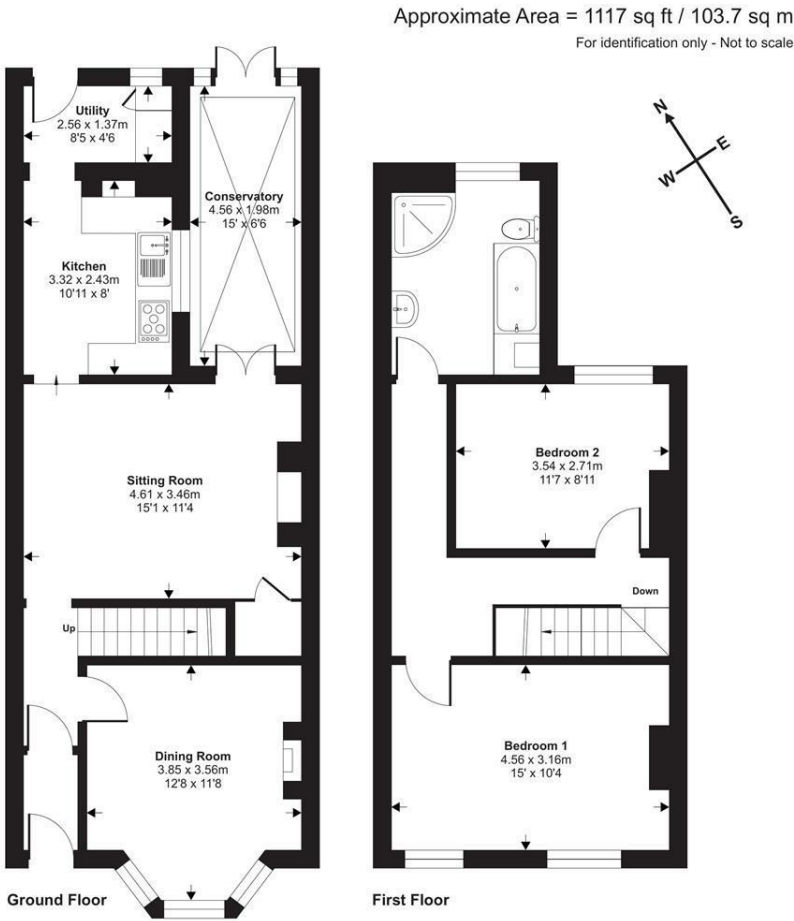


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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