



229 Staplegrove Road



STAGS

229 Staplegrove Road

, Taunton, Somerset, TA2 6AG

This elegant Victorian town house has been comprehensively extended and refurbished by the current owners with a great attention to detail and provides a seamless blend of traditional and contemporary styles with enclosed front & rear gardens, two off road parking spaces and garage.

- Attractive Victorian House
- Superbly Refurbished Accommodation
- 3 Bedrooms (Principle en Suite)
- 2 Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Enclosed Front & Rear Gardens
- Garage & 2 Parking Spaces
- Retaining Many Period Features
- Council Tax band C
- Freehold

Guide Price £375,000

SITUATION

Staplegrove Road runs from North Street near the Town Centre to Staplegrove Village to the northern edge of Taunton and from there onto the magnificent countryside of West Somerset. The house is close to Taunton School and the town centre where there is an excellent range of shops and recreational facilities less than a mile away. There are footpaths leading down to the riverside walks at Longrun Meadow just beside the River Tone. Bindon Road provides a variety of shops as well as Staplegrove's primary school. There is also easy access to the mainline railway link and the M5 motorway at junction 25. London Paddington can be reached in less than two hours.

DESCRIPTION

A superbly refurbished and extended Victorian town house with well proportioned accommodation, garage, off road parking and gardens at the front and rear. The property retains many of it's original features with two reception rooms and open plan kitchen/breakfast & downstairs wc. On the first floor there are three bedrooms one with en-suite and a fitted bathroom suite.

Externally there are gardens to the front and to the rear is an enclosed courtyard and a further separate enclosed area of garden with artificial grass and deep planted borders. To the rear there is a parking area for two cars and a single metal garage which is in need of general updating.



ACCOMMODATION

The house includes many beautiful character features and is a perfect combination of period styling but with the conveniences of modern living.

The front door opens into the entrance hall with original tiled floor, half panelled walls stairs to the first floor with range of bespoke fitted cupboards under and doors to the reception rooms. The sitting room centers upon an open fireplace with wood burning stove and brick surround and hearth. Bespoke fitted cupboards and shelves have been fitted to either side of the chimney breast. A front aspect bay window includes fitted shutters and a window seat with useful storage underneath.

The family room has exposed wooden floors and open fireplace with brick surround and woodburning stove and a wide opening leads to the kitchen breakfast room. The kitchen is fitted with a range of units with integrated appliances and worktops with sink and instant hot water tap, induction hob with a circular stainless steel extractor and breakfast bar at one end. Space for a dishwasher. Within full height units is a fitted oven, microwave combi oven and an internal fridge freezer. In the breakfast area bi-fold doors lead to the south west facing courtyard. A door leads to the utility and wc. Wall units and plumbing for a washing machine and separate access out to the courtyard.

Upstairs, on the first-floor landing, there are doors opening to the three bedrooms and family bathroom. The master bedroom includes built in wardrobes and front aspect window with shutters. There is an en-suite shower room with a walk-in shower, WC & washbasin. There are two further bedrooms, one with fitted wardrobes. The family bathroom is fitted with a fully fitted suite including claw foot roll top bath wash basin W/C and enclosed double shower cubicle.

OUTSIDE

Externally the gardens to the front are enclosed by picket fencing which includes raised beds. Directly to the rear is an enclosed courtyard and a further separate enclosed area of garden with artificial grass and deep planted borders and lean to shed. There an additional parking area for two cars and a single metal garage which is in need of general updating.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating - underfloor heating kitchen and utility room. Ultrafast broadband available (Ofcom), Mobile signal good outdoor with all providers, good in-home with EE and O2, variable with others (Ofcom) Please note the agents have not inspected or tested the services.

NB there is an access pathway between the courtyard and garden for two neighbours.

DIRECTIONS

Proceed onto Staplegrove Road, passing Taunton School on the right. Just after the second entrance to Taunton school the property can be found on the left hand side.



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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