


STAGS

# 21, Cherry Grove

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, Taunton, TA2 7SH

Taunton Town centre 1.0 mile(s)

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A beautifully maintained and characterful two bedroom Victorian terraced home situated in a fantastic location, offering comfort, convenience, and charm in equal measure. NO ONWARD CHAIN

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- Charming Victorian Terraced House
- Kitchen/Breakfast Room
- Ground Floor Bathroom Suite
- No Onward Chain
- EPC rating D
- Open Plan Sitting/Dining Room
- Two Bedrooms (Master en Suite)
- Good Sized Rear Garden
- Retaing Many Period Features
- Council Tax Band B

## Offers In Excess Of £215,000

### SITUATION

Cherry Grove lies to the north of Taunton, ideally placed for local amenities, including the mainline railway station and easy access to the M5 motorway (Junction 25). Taunton itself offers an excellent range of shopping, leisure, and schooling options, all within convenient reach.

### DESCRIPTION

This charming two-bedroom cottage-style terraced home offers beautifully presented accommodation, blending character features with modern comfort. Ideally located within easy reach of Taunton train station and the town centre, the property is perfect for professionals, commuters, or couples seeking a convenient yet cosy home.







## ACCOMMODATION

On entering, the front door opens into an entrance hall with door to understairs cupboard and door to the sitting room. The sitting room has a a front aspect window brick chimney breast with inset woodburning stove stairs to first floor stripped wooden floor door to inner lobby access to the kitchen and ground floor bathroom. The kitchen breakfast is fitted with a range of shaker style wall and base units with tiled floor window overlooking the garden and door opening onto the patio. The ground floor bathroom is fitted with a Victorian style suite including slipper bath wash basin and w/c. On the first floor there are two bedrooms, one having and en-suite shower.

## OUTSIDE

At the front of the house the garden is enclosed by a low retaining brick wall with path to the front door. To the rear, there is a private garden, with graveled terrace and patio. An arch leads through to an area of lawn flanked by planted boarders leading to a pergola ideal for outdoor dining or morning coffee. On-street parking is available nearby.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Proceed out of Taunton town centre passing over the bridge into Bridge Street. Go straight across the first set of traffic lights and filter right at the next set of traffic lights into Station Road. Pass the railway station on the right and at the major traffic light interchange, proceed straight across onto Kingston Road. After approximately 100 metres turn right into Cherry Grove then follow the road around to the left. The property will be visible towards the end of the road on your left-hand side.

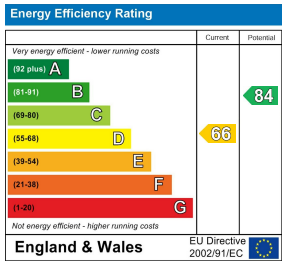






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.






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