

STAGS

22 Huntham Close

22 Huntham Close

Stoke St. Gregory, Taunton, TA3 6EZ

Taunton 11.3 Miles, Langport 6.5 Miles

A Spacious Family Home In A Peaceful Location

- No Onward Chain
- Driveway Parking For 3 Cars
- Wood-Burning Stove
- Downstairs WC
- Council Tax Band D
- Detached House
- Low-Maintenance Garden
- Garage
- Cul-De-Sac Location
- Freehold

Guide Price £275,000

SITUATION

The property is located just on the edge of the favoured village of Stoke St Gregory. Stoke St Gregory provides a range of amenities with a community shop, and pub, primary school, church, village hall and the nearby village of North Curry is approximately 2 miles away and offers a more extensive range of local facilities with the County Town of Taunton being about 10 miles away offering an extensive range of shopping, educational, sporting and culture facilities, along with access to the M5 motorway and there is a mainline railway link. Stoke St Gregory is also on a bus route to Taunton.

DESCRIPTION

A detached family home in a quiet cul-de-sac on the edge of Stoke St Gregory, offering spacious accommodation, driveway parking and garage.







ACCOMMODATION

A welcoming and spacious entrance hall provides access to a cloakroom/W.C. with doors to the kitchen and the main living accommodation. The sitting room enjoys a pleasant front aspect and features an attractive wood-burning stove, creating a warm and inviting focal point. This room opens through to the dining area, which benefits from views across the rear garden. The kitchen is fitted with a range of matching wall and base units and offers space for a washing machine/dryer and fridge/freezer. A useful side door provides direct access to the garage and outside.

Stairs rise to a generous first-floor landing which benefits from a window, creating a light and airy space, together with a useful storage cupboard. The principal bedroom is a generous double room and enjoys the added benefit of a W.C. and wash basin, with further space available for wardrobes. Bedroom two is a large double room with a built-in wardrobe and attractive views over the front garden. Bedroom three is a good-sized single room, also fitted with a built-in wardrobe.

OUTSIDE

Outside, a useful covered area off the kitchen provides sheltered access to the garage and includes external electric sockets. The rear garden has been designed for ease of maintenance, featuring patio pathways and gravelled areas interspersed with well-stocked borders containing a variety of shrubs and bushes. The garden is enclosed by fencing and benefits from a useful shed with power and light. The garage is well equipped with power, lighting and water with an up-and-over door to the front. A side access path links the rear garden to the front of the property.

To the front is a colourful and well-stocked garden providing a good degree of privacy, alongside a private driveway offering parking for at least three vehicles. The property enjoys a particularly appealing position, overlooking an attractive green within the centre of the cul-de-sac, with further views across open countryside beyond neighbouring properties.

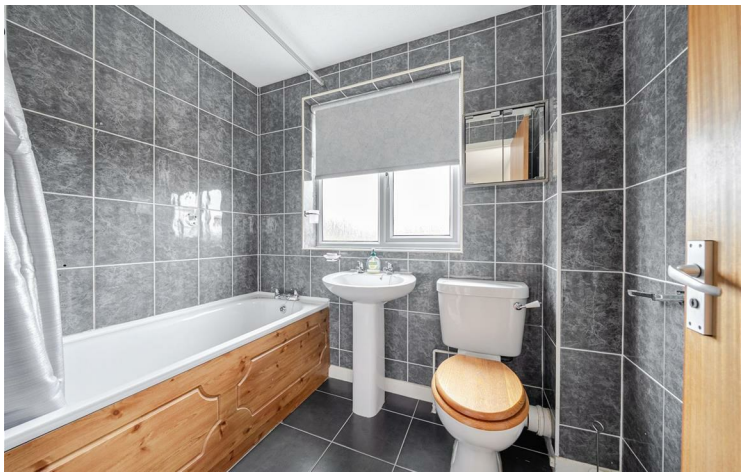
SERVICES

Mains electric, water and drainage connected. Oil fired central heating. Mobile signal good outdoor with major networks, standard and superfast broadband available with Openreach (Information via OFcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed into the centre of the village of Stoke St Gregory and turn right into Huntham Lane. Proceed along this road turning right into Huntham Close where the property can be found after a short distance on the on the right hand side identified by a Stags for sale board.

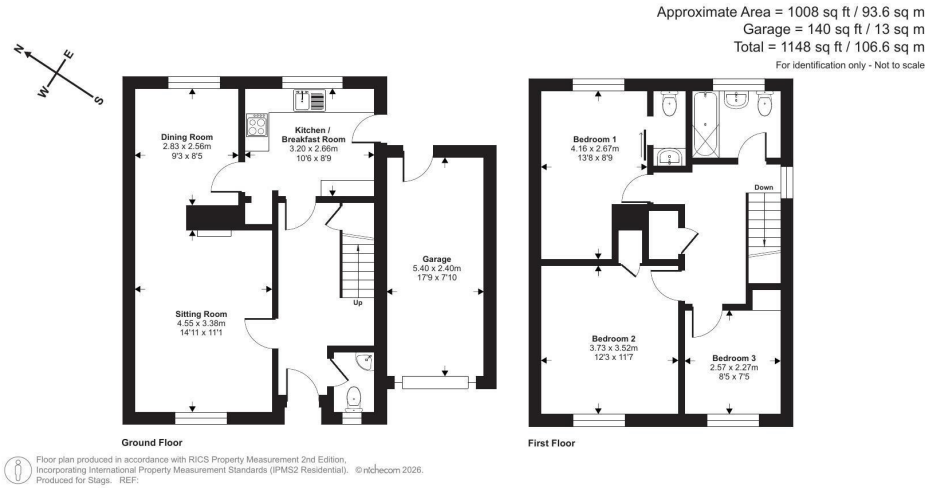


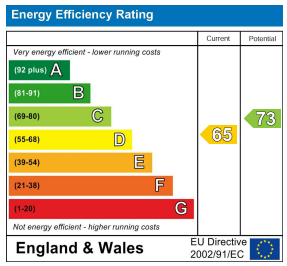




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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







5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625