

THE OLD VICARAGE

Elm Grove, Taunton, TA1 1EH



— PROPERTIES BY —
Wilkie May & Tuckwood



THE OLD VICARAGE

The Old Vicarage is a beautifully presented, five bedroom Victorian home which has been the subject of a comprehensive refurbishment programme over the past three years. The property has been finished to exacting standards, has been styled and redesigned by an award-winning interior designer with space and light in abundance.

Set in one of Taunton's most prestigious and sought after locations, the property also offers two self-contained flats providing an opportunity for secondary income or accommodation for extended family members. The property, which is warmed via a mains gas fired central heating system and is double glazed throughout, is conveniently situated for both Taunton town centre, Taunton railway station and the highly regarded Taunton School. Subject to separate negotiation, the property could be sold fully furnished.



ACCOMMODATION



The accommodation is arranged over four floors and comprises in brief, entrance hallway with tiled flooring and turned wood staircase providing access up to the first floor, doors to all principal rooms, living room with large bay window providing aspect to the rear and an open fire, a light and airy study with window providing aspect to the front, a family room with

a wood burning stove, a modern kitchen with floor-to-ceiling storage units, AGA, integrated fridge, integrated freezer, integrated dishwasher, Belfast sink with hot and cold mixer tap plus instant boiling and sparkling water and a large bay window providing aspect over the rear garden. Off the entrance hallway there is an inner hallway which leads to a useful ground floor cloakroom

and steps leading down to the lower ground floor which is currently used as a boiler/utility room. On the first floor there are five good size bedrooms, one of which is currently being used as a dressing room. The master bedroom has a spectacular stand-alone bath plus an en-suite shower room. The family bathroom comprises low level WC, wash hand basin and panelled bath with plunge head shower.

Liscombe - Accessed either through the main house or via its own private front door is Liscombe, a two-story maisonette comprising sitting room, kitchen/dining room, two bedrooms and a shower room.

Elmcroft - The second self-contained flat, Elmcroft, is currently accessed externally via its own front door and comprises living room, kitchen bedroom and shower room.



OUTSIDE

The property occupies a plot of approximately 0.5 acre and is predominantly laid to well maintained lawn with a selection of established trees. The rear garden is South facing and is not overlooked. Alongside the property there is an area which is laid to low maintenance gravel chippings creating a fantastic and very private entertaining space. There is a wood fired jacuzzi and a Swedish style sauna. To the front of the property there is a large, gated driveway providing off road parking for several family vehicles plus a double garage with lighting and power.





SITUATION

Situated just a short level walking distance from town centre, Elm Grove is one of Taunton's most prestigious and sought-after locations. Elm Grove is a square of similar large Victorian houses centred around a private park and private tennis club just off of Staplegrove Road, a short distance from the town centre. An exceptional collection of architecture, this highly desirable location offers both peace and tranquillity and yet is only a short walk from all of Taunton's amenities. The property is situated close to a doctor's surgery, large park as well as several reputable schools including the highly regarded Taunton School. The county town of Taunton offers a large range of shopping and leisure amenities, access to the M5 motorway via junction 25 and a mainline intercity railway station.

DIRECTIONS

From our town centre office, proceed down Corporation Street, turning left at the mini roundabout into North Street. Continue past the old Debenhams building and over the bridge into Bridge Street. Proceed through the first set of traffic lights and at the next lights continue straight onto Staplegrove Road. Follow Staplegrove Road for approximately 500 yards before taking a right-hand turn into Linden Grove. Continue to the top of the road where the property will be found on the left-hand side as indicated via our Wilkie May & Tuckwood 'For Sale' board.



ACCOMMODATION

Entrance Hallway

Sitting Room 20'1" x 18'6" max
(6.12m x 5.63m max)

Study 16'3" x 14'6" (4.95m x 4.41m)

Kitchen 22'1" x 15'9" max (6.73m x 4.80m)

Family Room 16'1" x 13'5" (4.90m x 4.08m)

WC

Inner Hallway

Lower Ground Floor

Utility Room/Cellar 16'2" x 13'3" max
(4.92m x 4.03m max)

First Floor

Landing

Bedroom One 18'8" x 16'11" max
(5.68m x 5.15m max)

En-Suite

Bedroom Two 15'9" x 14'2" (4.80m x 4.31m)

Bedroom Three 17'6" x 11'8"
(5.33m x 3.55m)

Bedroom Four 13'2" x 9'7" (4.01m x 2.92m)

Bedroom Five/Dressing Room

11'9" x 10'6" max (3.58m x 3.20m max)

Bathroom 11'4" x 6'1" (3.45m x 1.85m)

Second Floor

Attic Space 18'8" x 11'6" max
(5.68m x 3.50m max)

External

Double Garage 18'5" x 17'3" (5.61m x 5.25m)

(All measurements are approximate)

GENERAL REMARKS AND STIPULATIONS

Location: W3W:///silks.corn.magic

Energy Performance Certificates:

The Old Vicarage: D

Liscombe: D

Elmcroft: D

Council Tax Bands:

The Old Vicarage: G

Liscombe: B

Elmcroft: A

LISCOMBE

Ground Floor

Entrance Hallway

First Floor

Landing

Kitchen/Dining Room 21'6" x 12'6" max
(6.55m x 3.81m max)

Sitting Room 14'4" x 9'7" (4.36m x 2.92m)

Second Floor

Landing

Bedroom One 14'1" x 12'6" (4.29m x 3.81m)

Bedroom Two 14'9" x 11'3" (4.49m x 3.42m)

Shower Room 10'5" x 6'9" (3.17m x 2.05m)

ELMCROFT

Ground Floor

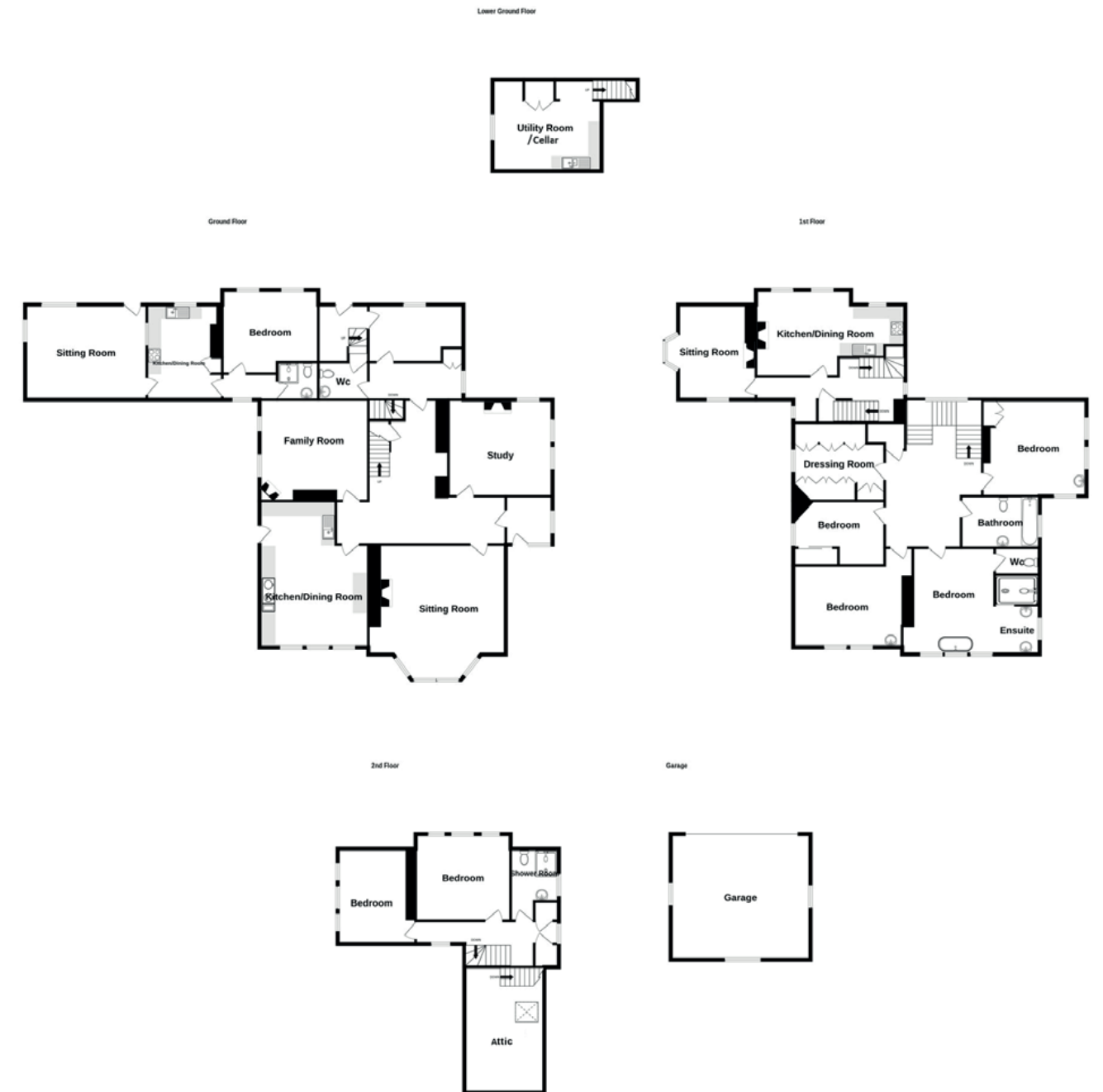
Sitting Room 17'9" x 14'0" (5.41m x 4.26m)

Kitchen 14'1" x 9'8" (4.29m x 2.94m)

Bedroom 14'5" x 12'7" (4.39m x 3.83m)

Shower Room 5'8" x 5'8" (1.72m x 1.72m)

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Agents Note: The property is situated within a conservation area.

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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

— PROPERTIES BY —
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