



92 Staplegrove Road



92 Staplegrove Road

, Taunton, Somerset, TA1 1DL

Taunton Town Centre 0.5 Miles, Wellington 7.5 Miles

An attractive modern town house, within walking distance of the town centre, with gardens & gated parking.

- Kitchen/Breakfast Room
- Utility & Cloakroom
- Sitting Room
- 3 Bedrooms (Master En-Suite)
- Bathroom
- Enclosed Rear Gardens
- Off Road Parking For Two Cars
- Convenient Town Centre Location

Guide Price £299,950

SITUATION

92 Staplegrove Road is situated in the desirable conservation area, conveniently placed within easy reach of amenities to include supermarkets, a health centre, swimming pool and station. The town centre, with its wide range of shops and restaurants is a pleasant 10 minute walk along footpath's and cycle ways. French Weir Park and some wonderful walks by the River Tone are also only minutes away. North Town Primary School, Castle School and Taunton School all lie within close proximity. For travellers, Taunton has an intercity railway station and easy access to the M5 motorway at junction 25, and to Bristol and Exeter airports.

DESCRIPTION

Built approximately 7 years ago by well-regarded local builder Strongvox, as part of their Regency Mews development. The property combines period styling to fit in with the surrounding Georgian and Victorian buildings with the convenience and energy efficiency of a modern home. The end of terrace house has attractive stone work, wooden double-glazed sash windows and faced brick elevations under a slate roof. The house is well presented and equipped, and includes accommodation arranged over two floors.



ACCOMMODATION

The accommodation includes a large storage cupboard to one side with front door into the entrance hallway with stairs to the first floor with under stairs cupboard and doors to reception rooms door to Cloakroom with Low-level WC and wash hand basin. Stairs to the first floor with under stairs cupboard and doors to reception rooms.

The sitting room has Double-glazed bay window to the front, TV point linked to communal satellite system and BT point The Kitchen/Breakfast Room is fitted with a range of matching wall and base units, fitted worktops with inset sink unit, stainless steel dual fuel range, with extractor hood over and integrated appliances to include a microwave, dishwasher and fridge/freezer, double glazed window to the rear, double-glazed doors opening onto the garden and door to utility room which includes a range of fitted with a range of wall units, stainless steel sink unit with cupboards under, space for automatic washing machine and tumble dryer. The property has fitted carpets and tiled floors in the kitchen, hall and bathroom areas.

On the first floor the landing has an airing cupboard housing the gas fired boiler providing central heating and hot water and doors to Master bedroom Front aspect double-glazed window, TV and BT point, free standing wardrobe in alcove and door to the En-Suite Shower with tiled shower cubicle, pedestal wash hand basin, low-level WC and obscure double-glazed window. Bedrooms Two and three have rear aspect double glazed windows overlooking the rear. The bathroom has a fitted with a suite comprising, panelled bath with mixer tap and shower over, low level WC and pedestal wash hand basin

OUTSIDE

A pathway with a stonewall leads to the front of the house. An attractively arranged rear garden is enclosed with panelled fencing and a wrought iron gateway opening to the parking space. The garden has been landscaped and includes a small lawned area with some borders, plants and ornamental shrubs and also a patio area to one side There is an outside tap, rear outside lights and access to the side of the house providing additional storage space.

DIRECTIONS

From the centre of Taunton proceed along North Street, passing Debenhams on the left hand side and continue over the bridge. Proceed through the next set of traffic lights and at the following set proceed straight onto Staplegrove Road. Follow this road around the sharp right hand bend and number 92 can be identified on the right hand side. Turn right into the development then right again, taking you to the rear of the property.

SERVICES

All mains services are connected, BT and TV points connected throughout the property, house is pre-wired for an intruder alarm.

PARKING

Parking is available on the driveway. Viewers can park outside the gates if the driveway is already in use.

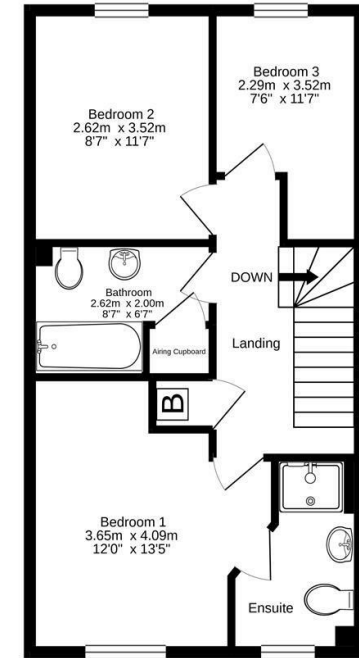
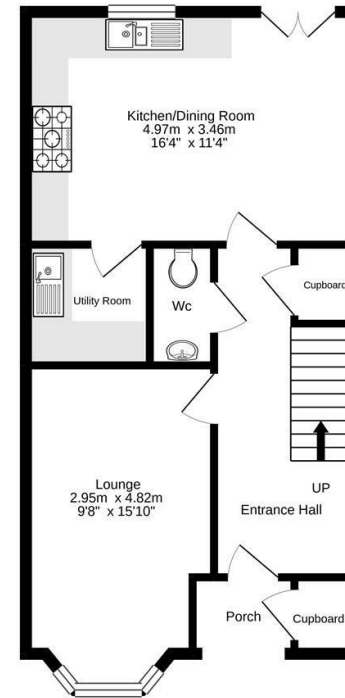


These particulars are a guide only and should not be relied upon for any purpose.



Ground floor
48.0 sq.m. (516 sq.ft.) approx.

1st floor
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA : 94.9 sq.m. (1021 sq.ft.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(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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