



17 Lewis Road



# 17 Lewis Road

, Taunton, Somerset, TA2 6DU

Taunton 1.5 Miles, Wellington 8 Miles, Bridgwater 11 Miles

Rarely available in this sought after cul-de-sac. A recently renovated and extended 1930's house providing spacious accommodation including generous parking and mature gardens.

- Superbly Presented Throughout
- Entrance Hall
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility
- Three Bedrooms
- Off Road Parking & Garage
- Landscaped Gardens

Guide Price £470,000

## SITUATION

Lewis Road is situated just off Turner Road on the northern fringes of the town approximately 1.5 miles from the centre. There is easy access including cycle paths and a regular bus service from Turner Road. This favoured location includes many individual 1930s houses with the added benefit of being close to open countryside within the lovely Quantock Hills. Within the locality there are a range of amenities whilst the County town of Taunton offers an excellent range of shopping and recreational facilities. In addition, there is a mainline railway link and easy access to J25 of the M5 motorway. London Paddington can be reached in less than two hours on the train.

## DESCRIPTION

Built in the 1930s this attractive Tudor style detached house is situated at the end of this sought-after cul-de-sac, close to town centre. The house has been significantly improved and extended by the current owners and now offers beautifully presented and well-proportioned accommodation arranged over two floors.



## ACCOMMODATION

A covered entrance porch with double glazed window to the front provides access to the front door. This leads to the reception hallway with a turning staircase to the first floor, window to one side and exposed wooden floor. A door provides access to an under stairs storage area and there is a door to the downstairs shower room, which has been newly fitted to include a double shower cubicle, wash basin with cupboard under and WC. The dining room has a double-glazed bay window to the front with a Minster stone fireplace. The sitting room has been extended to the rear and includes an open fireplace with an inset wood burning stove, exposed brick surround and slate hearth. Double glazed double doors open out onto the patio and garden area. There is a door providing access to the study which has a vaulted ceiling with a velux window, double glazed doors lead onto the patio and a wooden effect floor extends through to the utility room. The utility includes a range of units to match the kitchen with worksurfaces, a velux window and space for a washing machine and tumble dryer as well as a door to the garage. The kitchen has been refitted with a modern range of high gloss wall and base units with a range of integrated appliances including a built in oven, space for a range cooker with a splashback, roll edge worksurfaces and an inset one and a half bowl sink. There are twin velux windows which flood the room with light and double-glazed double doors which open out on the patio and rear garden.

On the first floor there is a landing area, which provides access to three good size bedrooms and a re-fitted bathroom suite which includes a p shaped bath with shower w/c with concealed cistern, washbasin with integrated cupboard under and double-glazed window.

## OUTSIDE

There is a tarmac drive with access to the garage, a gravel parking area providing parking for a number of vehicles, which is enclosed by timber fencing and a laurel hedge. There is access along the side of the house to the rear garden. The garden has been beautifully landscaped, laid to lawn and includes a number of specimen trees and shrubs with raised beds and a timber shed. Furthermore, there is a deep paved patio which extends along the whole length of the rear of the house, as well as high brick walling with pedestrian access onto a footpath which in turn leads to the town centre.

## DIRECTIONS

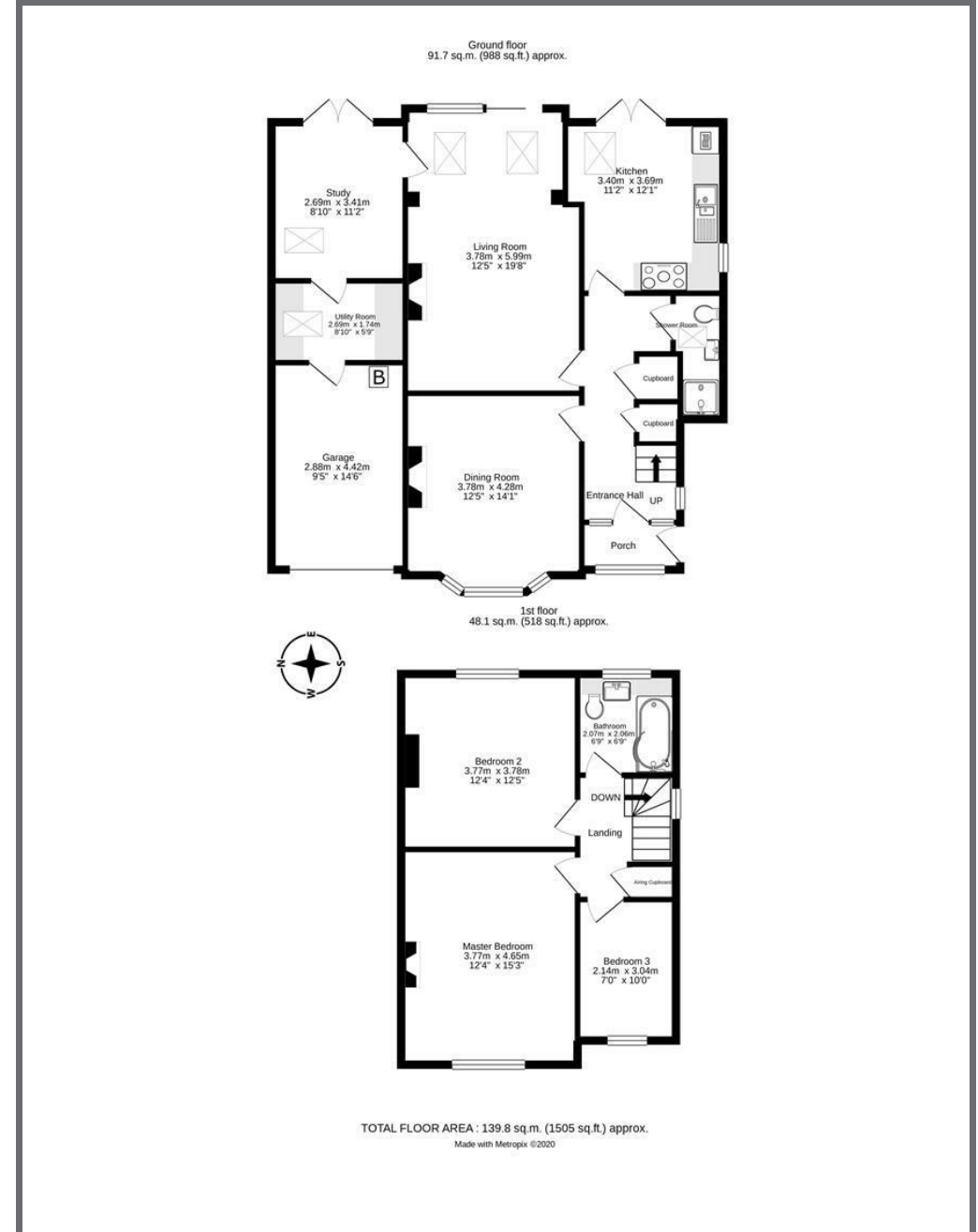
Leave the town centre via Station Road and continue straight ahead into Kingston Road. Continue for half a mile and then turn left into Turner road followed by the second left into Lewis Road. Number 17 can be found close to the end of the cul-de-sac on the left hand side.

## SERVICES

All mains services are provided.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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