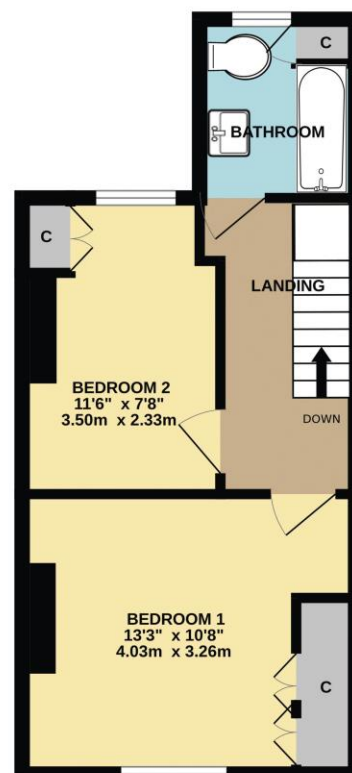
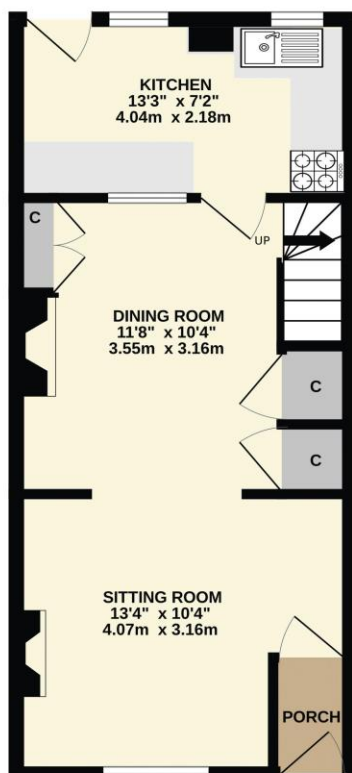


GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

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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£190,000

WARE & CO
estate and letting agents

50 Staplegrove Road, Taunton Somerset, TA1 1DQ

Available with no onward chain

A good sized period cottage situated on Staplegrove Road

Enclosed courtyard garden

Two reception rooms

Kitchen

Two bedrooms

First floor bathroom

Loft room

Within easy walking distance of the town centre



Situated on the favoured Staplegrove Road and offered with for sale with no onward chain, this delightful character cottage offers a harmonious blend of classic charm and modern convenience.

The property is fitted with gas fired central heating and double glazing and boasts handcrafted built-in cabinetry that enhances the character of the property. The accommodation comprises a small entrance area with a door to the living room leading through to a dining room with stairs rising to the first floor and a kitchen to the rear. To the first floor there are two bedrooms and a bathroom, as well as access via an extending ladder to a loft storage room with roof light, power and electric light. The courtyard garden lies to the rear of the house and is perfect for alfresco dining, offering a good degree of privacy and a small timber garden shed.

Taunton town centre is a stone's throw away and offers wide arrays of shops, restaurants and bars, as well as a mainline railway (London Paddington in under two hours).

TOTAL FLOOR AREA

69 sq.m.

TENURE

Freehold

COUNCIL TAX

Somerset Council Tax Band B.

Charges payable for 2024/25 - £1,871.62

SERVICES

Main services of gas, electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 287 Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

