



239 Staplegrove Road, Taunton TA2 6AG

Guide Price £500,000

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Making home moves happen

A fabulously well extended detached family home, now offering four double bedrooms, three bathrooms and an abundance of ground floor living space. The property is located well for the Staplegrove end of town, which encapsulates Taunton school and the amenities and facilities to the north west of Taunton town centre.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

On entering the property there is a hallway which gives access to the two principle ground floors rooms. To the left, a sitting room with bay window and exposed floor boards, whilst to the right, access into the extended kitchen/dining room. There is another room off this room to the front, which is an ideal work from home or playroom area. The kitchen/dining room is an amazing space, being L-shaped and in two parts. The first is the dining area with tiled flooring and this then opens out to a seating area and kitchen with a big breakfast peninsula bar and modern fitted units, which includes four ovens, built-in dishwasher and an abundance of cupboard space. This room is further enhanced by attractive bi-fold doors which open fully to the rear garden. The first floor has been reconfigured to embrace the extension space and now offers four good sized bedrooms, two of which have en-suite shower rooms and there is also a family bathroom. Externally to the front, the property has a lawned garden and to the rear is an enclosed rear garden, which is mainly laid to lawn and patio and is predominantly west facing. There is the undoubted benefit in the back garden of rear vehicle access, which gives way to a large single garage, as well as an attached studio/utility room, which is an ideal work from home space or hobbies room. In all, this is a fantastic family home and offers amazing space and some beautiful modern features.

EXTENDED DETACHED FOUR BEDROOMED HOME
TWO EN-SUITES AND A FAMILY BATHROOM
FABULOUS EXTENDED KITCHEN/DINING ROOM WITH BI-FOLD DOORS
ADDITIONAL FAMILY ROOM
SITTING ROOM
ENCLOSED REAR GARDEN, WORKSHOP AND GARAGE
EXTREMELY POPULAR RESIDENTIAL SECTOR OF TOWN
GAS CENTRAL HEATING
DOUBLE GLAZING





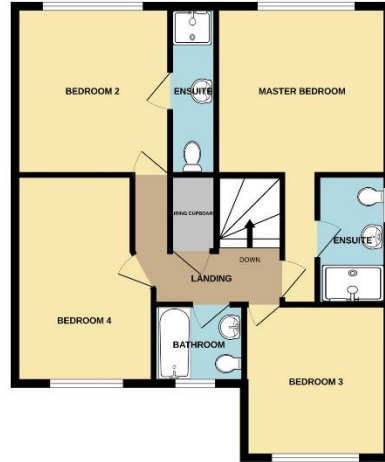
Entrance Hall	
Cloakroom	
Sitting Room	14' 0" x 11' 5" (4.26m x 3.48m) play bay. Exposed floorboards.
Snug/Playroom	10' 7" x 6' 6" (3.23m x 1.99m)
Dining Room	13' 0" x 8' 6" (3.96m x 2.59m) Tiled floor. Under stairs cupboard. Opens out to;
Kitchen Area	26' 3" x 10' 6" (7.99m x 3.20m) Additional seating area. A range of built-in cupboards and units. Four ovens, built-in dishwasher and fridge/freezer. Bi-fold doors to rear garden.
First Floor Landing	Airing cupboard.
Bedroom 1 En-suite	14' 2" x 9' 5" (4.31m x 2.87m) maximum. 8' 3" x 4' 8" (2.51m x 1.42m) Double shower cubicle.
Bedroom 2 En-suite	11' 7" x 11' 4" (3.53m x 3.45m) Plus door recess.
Bedroom 3	11' 5" x 10' 8" (3.48m x 3.25m)
Bedroom 4	10' 6" x 10' 4" (3.20m x 3.15m) Exposed floor boards.
Family Bathroom	6' 3" x 5' 4" (1.90m x 1.62m)
Outside	To the front of the property is a lawned area with pedestrian access leading to the front door. Non restricted parking on Staplegrove Road. To the rear is an enclosed rear garden, mainly laid to lawn and patio, which is accessed from the bi-fold doors in the kitchen. There is then a double vehicle gate from a back lane, which gives access through to a garage 16' 6" x 10' 4" (5.03m x 3.15m) and then a work from home space/utility room 16' 6" x 7' 0" (5.03m x 2.13m) to the side of the garage, including a separate wc.



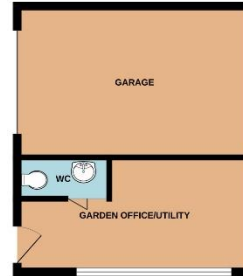
GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



GARAGE
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.8 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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