



58 St. Josephs Field, Taunton TA1 3TF

£485,000

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Making home moves happen

A stunning and spacious three storey town house set within a much sought after, select gated community in Taunton town centre. The property offers flexible accommodation over three floors as well as a private south facing garden and allocated parking. This gated community is remarkably popular and offers convenient access on foot to the town centre, as well as a great deal of privacy and a good community environment.

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

The property is accessed via a front door into an entrance hall. To the right of the entrance hall on the ground floor is a ground floor reception room, currently being used as an office, but provides much flexibility and could be a dining room, second sitting room or a double bedroom. This is augmented by a shower room and then access through to a large and very light and airy kitchen/diner with slate flooring and refitted kitchen units. There is also a small utility room to the rear. On the first floor there is a master bedroom with an en-suite shower room as well as a first floor sitting room, which has exposed wooden flooring and two good sized windows looking out to the front of the development. On the second floor are three further bedrooms, one with an en-suite and exposed oak flooring and also a family bathroom with whirlpool bath. St Josephs Field is a select development located just off of the town centre and provides excellent access on foot to Vivary Park as well as the shops and amenities in the town. There are communal gardens, allocated parking, visitor parking and security gates in and out of the development.

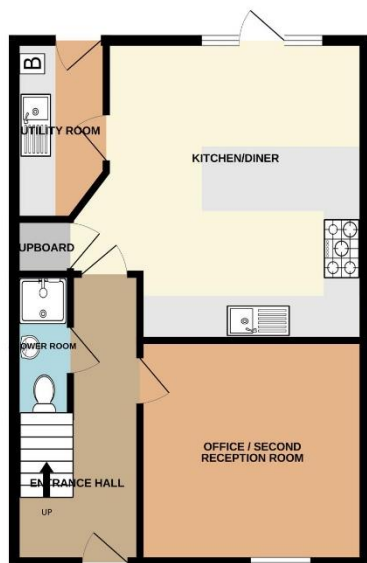
SELECT TOWN CENTRE GATED COMMUNITY
FLEXIBLE THREE STOREY ACCOMMODATION
FOUR BEDROOMS
FOUR BATHROOMS
UTILITY ROOM
SUPER KITCHEN / DINER
TWO ALLOCATED PARKING SPACES
GAS CENTRAL HEATING
BEAUTIFULLY PRESENTED INTERIOR
OFFERED WITH NO ONWARD CHAIN



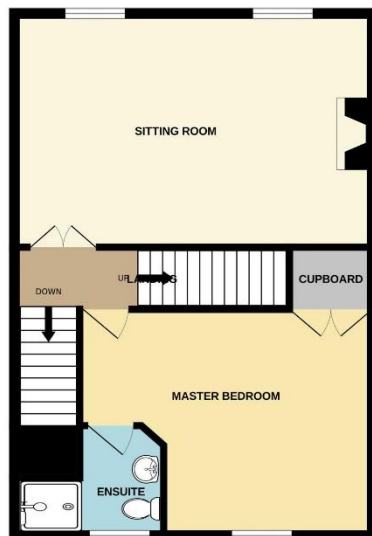


Entrance Hall	15' 11" x 6' 11" (4.84m x 2.11m)
Office / Reception Room	12' 5" x 12' 3" (3.78m x 3.73m)
Shower Room	7' 7" x 3' 1" (2.30m x 0.94m)
Kitchen / Diner	16' 6" x 16' 3" (5.04m x 4.95m) Doors opening to the rear garden.
Utility Room	9' 11" x 5' 1" (3.01m x 1.54m)
First Floor Landing	
Sitting Room	19' 9" x 12' 11" (6.01m x 3.93m)
Master Bedroom	16' 1" x 12' 6" (4.91m x 3.80m) Built-in wardrobe cupboard.
En-suite	8' 3" x 6' 1" (2.51m x 1.85m)
Second Floor Landing	Storage cupboard.
Bedroom 2	17' 9" x 12' 6" (5.40m x 3.80m) Built-in wardrobes.
En-suite	5' 3" x 5' 3" (1.60m x 1.60m)
Bedroom 3	10' 5" x 9' 9" (3.17m x 2.96m)
Bedroom 4	9' 9" x 9' 3" (2.96m x 2.83m)
Family Bathroom	7' 0" x 6' 11" (2.13m x 2.1m)
Outside	South facing private rear garden (with electric awning) with side access. To the front of the property is two allocated parking spaces for Number 58 as well as several visitor parking bays. There are communal gardens, which offer an array of mature trees and shrubs as well as lawned areas. There is an pedestrian door with a key leading to Mountway, which in turn leads to Vivary Park.
Tenure and Outgoings	The property is freehold. There is an annual service charge of £721 for estate general repairs, cleaning, grounds maintenance, lighting in communal areas etc. The management company is Alpha Housing Services.

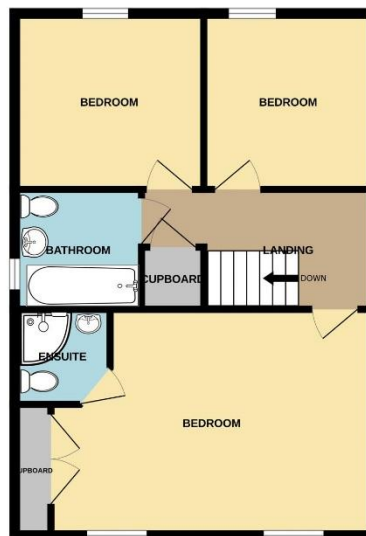
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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