



**Connells**

Staplegrove Road  
Taunton



## Property Description

Connells are thrilled to bring to the market this handsome, double-fronted Georgian residence on the edge of Taunton's Town Centre, a stone's throw away from all of its amenities as well as the popular French Weir Park. The property retains many of its original character features including original moulded ceilings and coving, exposed wooden flooring and fireplaces in many of the rooms. The property would benefit from updating in some areas but offers the potential for a wonderful family home. In brief the spacious ground-floor accommodation comprises entrance porch, Lounge, Dining Room, hallway, Snug/Breakfast Room, Kitchen, Utility and WC. Five double bedrooms, an En Suite Shower Room, Bathroom and WC are spread over the upper two floors. To the rear of the property is a private garden laid to patio and lawn with double gates opening onto Linden Grove providing off road parking for 1-2 cars. This fantastic property is available with NO ONWARD CHAIN and viewings are highly recommended!

## Front Door

Leading into...

## Entrance Porch

A generous porch with ornate tiled flooring and a beautiful stained glass door leading into the Dining Room. Two windows to front aspect and an internal window between the Lounge.

## Dining Room

17' 4" x 11' 2" ( 5.28m x 3.40m )

The large dining room, perfect for entertaining, features a fireplace with stone surround, large bay window with remote controlled electronic roller blinds and exposed wooden flooring which extends throughout the Lounge, central hallway and Snug. Two wall-mounted radiators. Open doorways to the central hall area and Lounge.

## Lounge

20' 2" x 14' 9" ( 6.15m x 4.50m )

The stunning and generously proportioned Lounge features an incredible Georgian ceiling with classical mouldings and coving. Additional features include a bay window with remote controlled electronic roller blinds, fireplace with stone surround and wall-mounted radiator. Door to the rear leading into the hall.

## Hallway

The central hall has a large built-in storage cupboard as well as a smaller cupboard under the stairs and access into the garden store. Stairs rise to the first floor. Large stained glass window to rear aspect extending up to the first floor landing. Door through to the...

## Snug / Breakfast Room

12' 1" x 11' 6" ( 3.68m x 3.51m )

A cosy and versatile 3rd reception room currently being used as a Snug. Fireplace with wood burning stove. Wall-mounted radiator and window to side aspect. Open to the...

## Kitchen

14' 1" x 10' 10" ( 4.29m x 3.30m )

Featuring solid wood wall and base units with granite worktops incorporating a sink with drainer. Recesses for an electric cooker and small fridge/freezer. Large corner larder cupboard, wall-mounted vertical radiator and spotlights. Door to the Utility and a door to the side leading to the rear garden. Two windows to side aspect.

## Utility

Plumbing and spaces for a washing machine and tumble dryer. Wall-mounted gas boiler. Extractor fan and door to the...

## W C

Low level WC, wash hand basin and window to rear aspect.

## First Floor Landing

Stairs rise to the second floor landing. Built-in storage cupboard. Doors to the Bathroom, WC and Bedrooms 1-3.

## Bedroom 1

12' 1" x 11' 6" ( 3.68m x 3.51m )

A generous principle bedroom with a charming period style safe built into the wall. Window to side aspect, wooden flooring and a door to the...

## En Suite

The large en suite features a freestanding roll-top bath, low level WC and pedestal wash hand basin. Additional features include an airing cupboard, wall-mounted radiator and window to rear aspect.

## Bedroom 2

17' 6" max x 12' 1" ( 5.33m max x 3.68m )

Bay window to front aspect, fireplace and wall-mounted radiator. Currently being used as an additional, beautifully appointed Lounge.

## Bedroom 3

19' 9" x 11' 2" ( 6.02m x 3.40m )

Bay window to front aspect, wall-mounted radiator and fireplace with stone surround.

## Bathroom

Suite comprising a corner bath with wall-mounted shower over and wash hand basin. Wall-mounted radiator and extractor fan.

## W C

Separate to the bathroom, featuring a low level WC and wash hand basin. Stained glass window to rear aspect.

## Second Floor Landing

Loft hatch and doors to Bedrooms 4/5.

## Bedroom 4

15' x 12' 8" ( 4.57m x 3.86m )

Period style fireplace, wooden flooring and a window to front aspect.

## Bedroom 5

16' 11" x 11' 2" ( 5.16m x 3.40m )

Large walk-in wardrobe, wooden flooring and a window to front aspect.

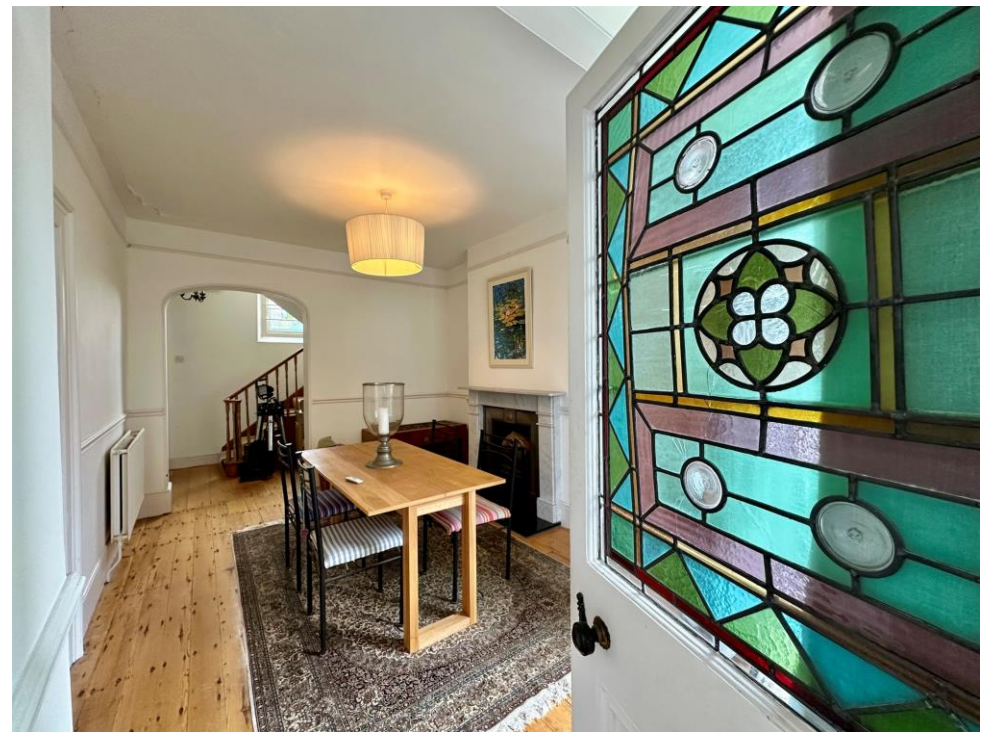
## Front Garden

To the front of the property is an enclosed garden primarily laid to lawn. A concrete path leads up to the front door.

## Rear Garden / Parking

The rear, L-shaped garden is primarily laid to large areas of patio and lawn and features a timber and glass pergola built onto the side of the property. There is a large garden store which is also accessible from the property's central hall. Wooden double gates open onto Linden Grove to allow off-road parking for 1-2 cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

**view this property online [connells.co.uk/Property/TTN312103](http://connells.co.uk/Property/TTN312103)**

**directions to this property:**

From the centre of town head north on North Street and over the bridge onto Bridge Street. At the forked traffic lights bear left onto Staplegrove Road where the property will be located on the right hand side, identified by a Connells For Sale sign.

**EPC Rating: Exempt**

Tenure: Freehold



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