



140 Orchard Portman



# 140 Orchard Portman

Orchard Portman, Taunton, Somerset, TA3 7BQ

Taunton 2 Miles

A handsome period cottage in a convenient rural location enjoying excellent views over open countryside. Delightful gardens and extensive parking.

- Former Crown Cottage
- Delightful Gardens
- 3 Bedrooms
- Kitchen
- Council Tax Band C
- Extensive Parking
- Far Reaching Countryside Views
- 2 Reception
- Freehold

Guide Price £375,000

## SITUATION

140 Orchard Portman is situated in a wonderful location on the South side of Taunton, approximately 2 miles from the County town. The property has wonderful views to the front and rear. The town centre is easily accessible and provides an excellent range of facilities, as well as providing access to the M5 motorway at Junction 25. There is a mainline railway station, which connects London, Exeter and Bristol. The property benefits from wonderful country walks close-by.

## DESCRIPTION

140 Orchard Portman is a charming period cottage of brick elevations beneath a slate roof. The property is mid terrace and is a former Crown Cottage. A path leads to the front door and the driveway leads round the back of the cottage to ample parking and turning space. To the front a curved pathway leads to a covered porch and further to the front door which provides access into the dining room which is a lovely light room centred on a wood burner on a slate hearth.



A large door gives access to the sitting room – another spacious and light room with views to the front, centred on an open fireplace with stone surround and timber mantlepiece over. From the dining room two arched openings provide access to the utility room and further to the kitchen. The kitchen is fully fitted with a range of units and a door leads to the rear porch and further to the outside.

On the first floor there are three bedrooms. Bedrooms one and two have fine views to the front and both have feature Victorian fireplaces. Bedroom three to the rear has views to the back. There is a family bathroom with high level WC, wash handbasin and bath with shower over.

### OUTSIDE

The property has a delightful front garden which leads up from the village road which is mainly laid to lawn with various shrubs and flowers and the garden is private and well screened from the neighbouring properties. The area underneath the covered porch is a wonderful area for sitting out. The rear garden is again predominantly laid to lawn and includes an outdoor shed which is currently used as a further utility area. To the rear of the utility area is a further store shed. Beyond this is an area of garden which includes a paved patio, a pond and a greenhouse. All this leads on to the substantial parking and turning area.

### SERVICES

Mains electric, water and drainage. Broadband available: Standard and Ultrafast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data likely. (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating F.

### DIRECTIONS

Proceed out of the town heading towards Corfe. Proceed over the motorway bridge and turn left staying on the Shoreditch Road, go around the bend until you see a row of terraced properties on the left-hand side, then follow the track around the back to the middle terrace.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	30	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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