



6, Willey Road



# 6, Willey Road

Stoke St. Gregory, Taunton, TA3 6EQ

Taunton 10 miles. M5 (J25) 8 miles.

A three-bedroom semi-detached family home, in need of modernisation, set on a good sized plot, within popular village

- Village location
- Spacious kitchen
- First floor bathroom
- Off road parking
- Freehold
- Walking distance of amenities
- Three bedrooms
- Large level garden
- Garage
- Council tax band: C

Guide Price £350,000

## SITUATION

Stoke St Gregory is a much-favoured village providing a range of local amenities, including a community shop, community pub, primary school, church and a village hall. The nearby village of North Curry, approximately 2.5 miles away, offers a range of day to day facilities. The countryside surrounding the village has many quiet country lanes and footpaths providing an excellent opportunity for walking and cycling.

Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse. There is easy access to the M5 via Junction 25 and regular rail services to London from Taunton Station.

## DESCRIPTION

6 Willey Road is set back from the village road, with views across the recreation ground. The property has been in the same ownership for over 40 years. There is plenty of scope for a new owner to add their own mark, subject to the necessary consents.

The property in total extends to 0.18 acres with private level gardens, including off-road parking, garage, garden shed and greenhouse.



## ACCOMMODATION

The property is approached through an entrance porch with door opening to the hall where there are stairs to the first floor. To the left, a door leads to the sitting room with three double glazed windows to the front elevation. To the right, a door leads to a double aspect kitchen/dining room, including fitted units with work surfaces over and space for a cooker, along with space for a dining table. Accessed from both the sitting room and kitchen/dining room is the rear hall with useful storage cupboard and door through to the lean-to, which has been used as a utility, with space and plumbing for laundry appliances, boiler and cloakroom.

Upstairs, there are three bedrooms and a family bathroom. The first two bedrooms have fitted cupboards, whilst the third bedroom has access to the eaves.

## OUTSIDE

To the front, there is off-road parking leading to the garage, as well as a side gate providing access to the rear garden.

The rear garden, predominantly laid to lawn, is fully enclosed with mature hedging, fencing, and planted borders. Adjoining the rear of the house, there is a paved patio area. There is a timber shed and greenhouse.

## AGENTS NOTE

This property is being sold on behalf of a deceased estate and is currently being marketed subject to obtaining the grant of probate.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## DIRECTIONS

From Taunton head to the motorway interchange at Junction 25 and proceed straight through onto the A358 Ilminster road, passing through the village of Henlade. Continue onto the dual carriageway and at the brow of the hill, with a fuel station on your left, turn left at the traffic lights and left again signposted to North Curry and Stoke St Gregory. Follow this road, passing through North Curry, following the signs to Stoke St Gregory. Continue into Willey Road, and the property can be found on the left, identified by a Stags For Sale board.

## WHAT.3.WORDS

For specific location details, please download the app and enter the required information:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1281 sq ft / 119 sq m (includes garage)  
For identification only - Not to scale

Access To Eaves

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1106246