

## Whitecroft

Haines Hill, Taunton, Somerset, TA1 4HN
Taunton Town Centre 1 mile

# An individual detached house situated in one of Taunton's most sought after locations

- · Substantial detached house
- 4 bedrooms, 2 ensuite
- Kitchen/breakfast roomUtility room
- Sought after location
- Garage and ample parking
- Well proportioned accommodation
- 4 reception rooms
- Self contained annexe
- · Gardens to front and rear
- Freehold

### Guide Price £650,000

#### SITUATION

Whitecroft is situated in an enviable situation with outlook over its front garden within one of Taunton's most popular residential areas, Haines Hill. Whilst enjoying the quiet setting the property is also within walking distance of the well known Vivary Park with its large expanses of lawns, flowers, gardens, golf course and ponds. Likewise the town centre is within walking distance with a wide range of well known high street shops. Taunton also includes the Somerset County Cricket ground, Taunton race course, Brewhouse theatre and excellent communication links with a main line railway station and access to the M5 motorway Junction 25 and 26.

#### **DESCRIPTION**

Whitecroft is an impressive detached house which has been extended over the years to provide well proportioned accommodation arranged over two floors. The house is in need of general upgrading, but is set on a good sized plot with substantial off road parking area and garage to the front with an area of garden, further patio to the rear and garage with self contained annexe attached to the rear.







#### **ACCOMMODATION**

The accommodation comprises a spacious entrance hallway with doors providing access to the cloakroom, dining room and garden room. The cloakroom includes we and washbasin, sun room provides access to the living room and the front garden and has double doors opening out onto the front. The living room centres upon a minster stone fireplace with inset gas fire, there are double doors opening on to the rear patio. The kitchen/breakfast room is fitted with matching wall and base units with roll edge work surfaces, double electric oven, space and plumbing for washing machine and dishwasher plus space for an under counter fridge. The ground floor also includes a study with windows overlooking the rear garden. There is a spacious dining room off the hallway with stairs rising to the first floor.

On the first floor there are four bedrooms, two ensuite shower rooms and a modern family bathroom suite.

#### **OUTSIDE**

Externally there are gardenS to both the front and rear which are laid to lawn with patio and provide a good degree of privacy. Adjacent to the property there is a substantial lean to with electric light and power, single garage with electric roller door and power and behind the garage is a self contained annexe with kitchenette with work surfaces, a single drainer sink unit and a hot and cold mixer tap, a shower room with low level wc, washbasin and shower cubicle. To the front of the garage is a good sized gated driveway providing off road parking for a number of vehicles.

#### **TENURE**

Freehold by private treaty with vacant possession on completion

#### **SERVICES**

Mains water with meter, mains electricity, drainage, gas fired central heating.

#### **DIRECTIONS**

From the centre of Taunton proceed along Corporation street in a southerly direction passing County Hall on the left after filtering off left proceed ahead signposted to Trull and Wellington Hill. Proceed along Trull Road and at the mini roundabout proceed straight ahead taking the next turning left into Haines Hill and Whitecroft can be identified on the left hand via Stags For Sale board.



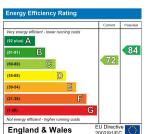




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5 Hammet Street, Taunton, TA1 1RZ

> taunton@stags.co.uk 01823 256625

