



Whitecroft



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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 room
- Utility room
- Sought after location
- Council Tax band F
- Well proportioned accommodation
- 4 reception rooms
- Self contained annexe
- Gardens, garage and ample parking
- 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 wc 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.



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		84
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(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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