



40 Haines Park







40 Haines Park

Trull, Taunton, Somerset, TA1 4RG

Taunton 1 Mile

A superbly presented modern detached house situated in one of Taunton's most popular locations.

- Beautifully Presented Accommodation
- Separate Sitting Room
- Family Bathroom
- Landscaped Gardens to Front & Rear
- Freehold
- Open Plan Kitchen/Dining Room
- Four Bedrooms – Master En-Suite
- Integral Garage & Parking
- Highly Favoured Location
- Council Tax Band E

Guide Price £519,500

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Description

40 Haines Park is located in one of Taunton's most sought after locations, just off Trull Road. The property benefits from double glazing and mains gas central heating and offers spacious and versatile accommodation arranged over two floors. The property itself is further enhanced by being situated on a generous sized, well-tended plot with off-road parking and an integral garage. Since its original construction, the property has been superbly updated and refurbished by the current owners.

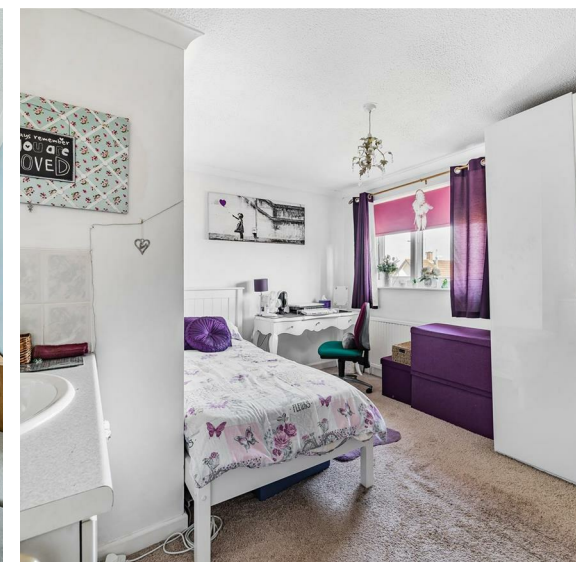
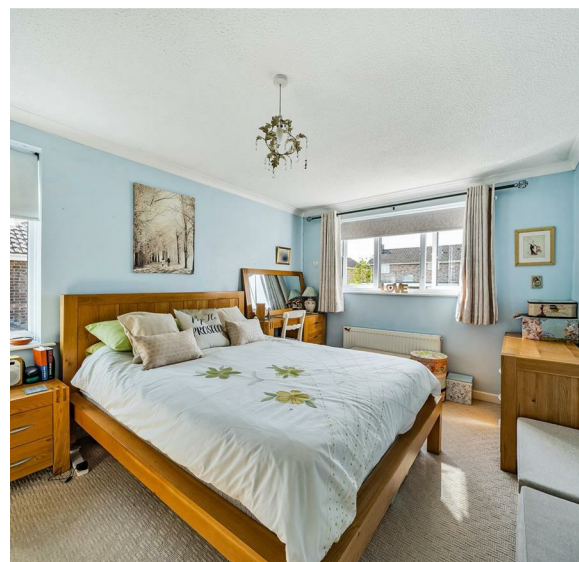
Situation & Amenities

Haines Park is found off of Trull Road, to the south west of The County Town of Taunton. The property is ideally situated within the easy reach of renowned primary and secondary schools as well as Queens College. The property is particularly well located to Musgrove Park Hospital and there is easy access to the town centre. The County Town of Taunton offers access to junction 25 of the M5 motorway and also includes a mainline railway link and is the home of Somerset County Cricket Club and Taunton Racecourse.

Accommodation

The accommodation includes an entrance hallway with downstairs cloakroom and stairs leading to first floor. The sitting room includes a rear flame effect gas fire with ornate surround with front aspect window. The kitchen/dining room has been opened up to create a stunning room and includes a refitted kitchen with a range of high gloss wall and base units and granite work surfaces. A range of integrated appliances including a central island unit. Range cooker with extractor hood over. The dining room includes a open fireplace with inset wood burning stove and double glazed double doors opening on to the rear garden.

On the first floor there are four double bedrooms, with the master bedroom having an en-suite shower with wash basin and WC. There are three further bedrooms, all spacious and there is a family bathroom which includes panelled bath with fitted shower over, low level WC and wash hand basin.





Outside

Externally the property is situated on a generous plot which is elevated and enjoys wonderful views over houses towards open countryside in the distance. The rear garden is fully enclosed and offers a high degree of privacy. The garden has been landscaped by the current owners and includes a deep paved terrace which runs along the back of the house which then leads on to a further area of lawn with planted herbaceous borders and at the bottom of the garden is a lowered seating area and paved patio – all enclosed by wooden fencing panels.

The front garden includes a tarmac driveway with access to a single integral garage with the remainder being laid to lawn and a pathway extending to the rear garden.

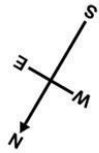
Services

All mains services are connected.

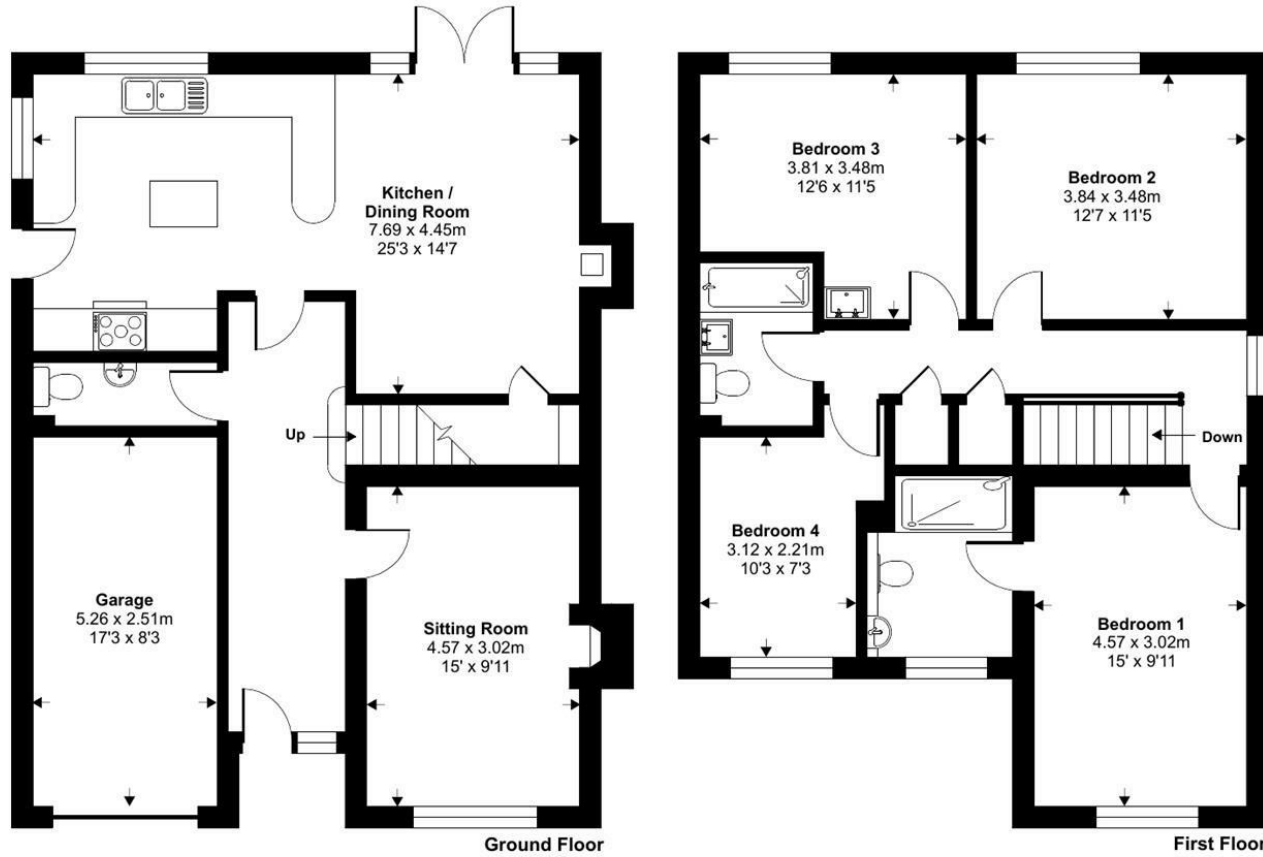
Directions

Proceed out of Taunton centre along Corporation Street, turning left at the first mini roundabout and immediately right and the second roundabout entering Park Street. Continue passed County Hall before heading up Compass Hill taking the middle lane. Continue into Trull Road and upon reaching the mini roundabout continue straight ahead before taking your third left hand turning into Haines Park. Continue to the bottom of Haines Park and the property can be seen on the right-hand side identified after a short distance.





Approximate Area = 1469 sq ft / 136.4 sq m
 Outbuilding = 150 sq ft / 13.9 sq m
 Total = 1619 sq ft / 150.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Stags. REF: 1030280



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			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

