



Flat 2, Wheatleigh House



# Flat 2, Wheatleigh

Wheatleigh Close, Taunton, TA1 4QE

Taunton town centre 0.5 miles, train station 1.4 miles

A superbly presented ground floor apartment within the grounds of a nineteenth century Grade II listed house.

- Exceptional ground floor apartment
- Two bedrooms
- Sitting room with bay window
- Kitchen/dining room
- Fitted bathroom suite
- Cellar storage
- Garage and resident's parking
- Leasehold 984 years remaining
- Council Tax band D

Guide Price £250,000

## SITUATION

Wheatleigh House is situated in a very popular residential area within walking distance of the town centre. It offers stunning rural views over Galmington towards the Brendon, Quantock and Blackdown Hills beyond. Taunton, the County Town, provides a comprehensive range of facilities including a range of shops and an excellent range of schools in both the state and independent sectors. Taunton has good communication links with access to the M5 at Junction 25 on the eastern side of town and there are main line rail links to the rest of the country.

## DESCRIPTION

Wheatleigh House is a superb ground floor apartment which forms part of a nineteenth century Grade II listed house situated in an enviable position in delightful communal gardens and well proportioned accommodation with superb views. There is a single garage with space in front and a large storeroom for the benefit of the apartment located in the cellar of the main house.



## ACCOMMODATION

The accommodation includes an attractive approach to the side of the main house with a colonnaded veranda which leads to it's front door. There is a spacious reception hall with cloak cupboard and seating to one side and doors to the reception rooms. The sitting room is a wonderfully elegant reception room with bay window to front elevation which includes the original shutters and a further window to the side elevation overlooking the veranda and original shutters. The room centres upon a stone fireplace with inset real flame effect fire. There is also a moulded ceiling cornice with picture rail. The kitchen/dining room is fitted with a range of matching wall and base units and includes a range of worksurfaces with cupboards and drawers under. There are a range of integrated appliances with range cooker with gas hob, dishwasher, fridge freezer and washing machine and a gas fired boiler for hot water and central heating. The window enjoys stunning views over Taunton towards the rolling Quantock hills in the distance. The master bedroom features a large bay window and again enjoys impressive views over the garden and has been designed with a partition which forms a walk in dressing area. Bedroom two has a sash window again with wonderful views and the bathroom has been upgraded and includes a roll top bath, washbasin, low level wc, shower cubicle, window and heated towel rail.

## OUTSIDE

The property enjoys a small area of garden planted with shrubs immediately outside the property. To the rear are large communal gardens and drying area which include areas of lawn and deep planted herbaceous borders. At the front of the property there is a single garage which measures 18'x9' within a block of three with up and over door, power and light with a parking space in front with a further visitor parking space to the side of the apartment entrance

## SERVICES

Mains water, gas, electricity and drainage, gas fired central heating. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## TENURE

The property is sold with the benefit of 984 years remaining of the leasehold. The service charge is currently £130 per month, inclusive of maintenance and cleaning of the communal grounds/areas, boiler service, accountancy, electricity and building insurance

## AGENT'S NOTE

Please note, there are no pets allowed at this property

## DIRECTIONS

From the centre of Taunton proceed out of town on Trull Road and just before the mini roundabout bear right into Wheatleigh Close, follow the road around and the property and Flat 2 can be identified directly in front of you.



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.



Approximate Area = 1234 sq ft / 114.6 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale

Ground Floor

Cellar

Garage

Principal Bedroom

Bedroom 2

Kitchen / Breakfast Room

Sitting Room

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1161913



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		67	77
<small>EU Directive 2002/91/EC</small>			