



27, Stonegallows



# 27, Stonegallows

, Taunton, Somerset, TA1 5JR

Taunton 2 Miles, Wellington 14 Miles

A beautiful 1930's, four-bedroom detached house, in need of modernisation with substantial rear gardens.

- Individual Detached 1930's House
- Substantial Rear Garden
- Kitchen/Breakfast Room
- Parking & Garage
- Freehold
- In Need of Modernisation
- Sitting Room
- Dining Rooms
- No Onward Chain
- Council Tax Band F

Guide Price £460,000

## SITUATION

Stonegallows is a popular residential area on the western outskirts of town and enjoys good access to local facilities and amenities in Bishops Hull, which includes a convenience store, butchers' shop, post office, public house, primary school and church. Opposite the property is the popular Hungry Horse Inn, which has an exceptional reputation.

Taunton the county town of Somerset provides an extensive range of facilities, including a good range of shops and excellent schools in both the state and independent sectors, theatre, county cricket ground, Taunton race course and inter-city mainline railway links to London Paddington. The M5 Junction 25 is accessed on the eastern side of town and the M5 can also be accessed at Junction 26 Wellington.



## DESCRIPTION

27 Stonegallows enjoys an elevated position within a popular residential area, situated on the western outskirts of Taunton. The house is offered to the market with no onward chain, a superb scope for improvement, and well-proportioned accommodation arranged over two floors.

## ACCOMMODATION

The accommodation includes an entrance porch that leads to an entrance hallway and downstairs WC. The sitting room includes a rear extension and sliding doors opening out to the rear garden, there is a gas fire with stone surround and hearth, there is a separate dining room with bay window to front with window seat and brick-built fireplace with inset gas fire. The kitchen is fitted with a range of matching wall and base units, including space for washing machine, dish washer, fridge and freezer, built in oven and surfaces with sink, hob and extractor over. There is a breakfast bar, window to the rear and door to the side. On the first floor there are four bedrooms, bathroom and separate WC.

## OUTSIDE

To the front of the property there is an area of lawn, with a parking area on either side and access to the single garage attached to the house. The garden is south facing and is of a good size and includes a paved patio area that opens onto an area of lawn with planted borders, summerhouse and greenhouse, beyond which is an enclosed vegetable garden/fruit cage.

## DIRECTIONS

Proceed out of town along Wellington Road, go past the Crematorium on your left and the property can be identified via a slip road on the left-hand side just before the Hungry Horse Pub.



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 = 1454 sq ft / 135 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1586 sq ft / 147.2 sq m  
 For identification only - Not to scale

**Ground Floor**

- Garden Room: 4.54 x 2.45m (14'11" x 8')
- Kitchen: 3.91 x 3.91m (12'10" x 12'10")
- Sitting Room: 3.99 x 3.93m (13'1" x 12'11")
- Dining Room: 4.58 x 3.64m (15' x 11'11")
- Garage: 4.77 x 2.58m (15'8" x 8'6")

**First Floor**

- Bedroom 3: 2.97 x 2.41m (9'9" x 7'11")
- Bedroom 2: 3.95 x 3.74m (13' x 12'3")
- Bedroom 4: 2.91 x 1.99m (9'7" x 6'6")
- Bedroom 1: 4.53 x 3.67m (14'10" x 12'1")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1175507



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

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