



4 New Road



# 4 New Road

Trull, Taunton, TA3 7NJ

Taunton 2 Miles, Wellington 6 Miles

An attractive end of terrace house, situated in a sought-after location with off-road parking and substantial rear gardens, which back onto open fields and footpaths.

- Superbly Presented Accommodation
- Open Plan Sitting/Dining Room
- Substantial Rear Gardens
- Newly Fitted Bathroom Suite
- Freehold
- Two/Three Bedrooms
- Fitted Kitchen with Utility & WC
- Backing onto Open Fields & Footpath
- Ground Floor Study/Bedroom
- Council Tax Band C

Guide Price £365,000

## DESCRIPTION

4 New Road is an impressive Victorian end of terrace house, which has been beautifully renovated by the current owners and offers versatile and well-proportioned accommodation arranged over two floors. The accommodation has been substantially and sympathetically refurbished throughout and plans have been drawn up for a substantial rear extension to the rear of the house to create a further bedroom and larger accommodation on the ground floor. Outside there is off-road parking for two cars and access to the substantial rear garden, which is predominately laid to lawn with mature trees and shrub borders and backs onto open fields to the rear, which connects to local footpaths.

## SITUATION

The village of Trull has a highly respected primary school, village inn, church, memorial hall, village stores / post office and newly built community hall. The village is just a mile and a half from the centre of Taunton, with its excellent shopping centre with many of the well-known high street names, good range of state and independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College and an 'out of town' complex which includes a cinema, many home improvement stores and supermarket. Taunton is also the home of the Somerset County Cricket Ground and has a number of popular golf courses, including Pickeridge set beyond Corfe Village.



## ACCOMMODATION

The accommodation comprises an entrance hall with stairs to first floor, door opens to an open plan sitting/dining room with sitting area, front aspect bay window and exposed oak floor, which extends through to the dining area and feature wall with television. The dining room includes an open fireplace with wood burning stove and fitted cupboards and shelves to either side of the chimney breast recess. Glazed door opens through to the kitchen, which is fitted with a range of shaker style wall and base units, space for cooker with gas hob and extractor hood over. Door to downstairs cloakroom and WC and further floor to ground floor study/playroom/bedroom, which has dual aspect windows overlooking the rear garden.

On the first floor there are two further bedrooms. The master bedroom having dual aspect windows, with Victorian fireplace and built-in wardrobe either side of the chimney breast and picture rails. The second bedroom also has a Victorian fireplace and rear aspect window. The bathroom has been recently re-fitted with a modern suite and includes a double shower cubicle, WC with concealed cistern, wash basin with cupboard under and freestanding bath with shower attachment and windows overlooking the rear garden.

## OUTSIDE

To the front of the house there is parking for at least two vehicles, which is partly brick paved. There is a pathway and gate, which leads to the side of the house and to the rear garden, which is a wonderful feature of the house. There is a gravelled area and area covered with artificial grass that backs onto the further area of lawn, with deep planted herbaceous borders and leads onto a further area of lawn with a children's play area, gravelled patio and opening which leads directly onto open fields and adjoining footpaths. NB Two neighbours have access to the rear of their properties via the side entrance and back walkway of number 4.

## SERVICES

Mains drains, gas, electricity and water. Standard and Superfast broadband are available (Ofcom) Mobile likely to be available via EE, Three, O2, Vodafone (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

On Trull Road just after entering the village just after Trull garage take a right-hand turning into Dipford Road and immediately right again onto Comeytrowe Lane. Follow the road and just after the sharp left-hand bend take a right-hand turn onto New Road and the property can be found on the right-hand side identified by a Stags for sale sign.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120177)



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