



12 Parkfield Crescent



12 Parkfield Crescent

Galmington, Taunton, Somerset, TA1 4RX

Taunton 2 Miles

A substantial extended detached house situated in the sought after Parkfield area.

- Two Reception Rooms
- Conservatory
- Annexe Potential
- Enclosed Rear Gardens
- Freehold
- Open Plan Kitchen / Breakfast Room
- Five Bedrooms
- Off Road Parking & Integral Garage
- Highly Sought After Location
- Council Tax Band E

Guide Price £600,000

SITUATION

The property is located within the much favoured Parkfield area and enjoys a delightful situation overlooking the Spinney Green area in a slightly elevated position. There are good sized gardens to the rear, which enjoy views towards the Quantock Hills in the distance. Local schools nearby include Parkfield Primary School, Castle School, Somerset College and Queens College. Musgrove Park Hospital is within walking and the town is a short drive. The County town has a range of shopping, leisure and recreational facilities with access to the M5 motorway at Junction 25 and a mainline railway link.

DESCRIPTION

12 Parkfield Crescent is a substantial extended modern detached house, which has well-proportioned accommodation arranged over two floors.



ACCOMMODATION

The versatile accommodation includes an entrance hallway with stairs rising to the first floor. The sitting room has an open fireplace with an inset wood burning stove with surround. There is a front aspect window and a door to the kitchen / breakfast room. The kitchen is fitted with a range of shaker style matching wall and base units with oak block worksurfaces over and includes a half bowl sink unit, integrated dishwasher, stainless steel Rangemaster six ring burner cooker, stainless steel glass extractor hood over and a rear aspect window. There is plumbing and space for a washing machine, range of built-in units with a built-in microwave oven and further storage cupboards, ceiling downlights and doors opening through to the conservatory. Double glazed doors lead out onto the rear garden. A door provides access to a rear lobby, where there is a door to the rear garden, door to shower room, garage and bedroom / reception room.

On the first floor, there is a landing with a hatched roof space and a door to a built-in storage cupboard with a rear aspect window. There are five bedrooms, in total, which are all of a good size and two with built-in wardrobes. The bathroom is fitted with a matching suite comprising of panelled bath, enclosed tiled shower cubicle, low level WC and wash hand basin. There is a second shower room with enclosed tiled shower cubicle, low level WC and wash hand basin.

OUTSIDE

There is a front garden, which is laid to lawn with parking for a number of vehicles and there is a roller door providing access to the integral garage. To one side, there is access leading to the rear garden. The rear garden is laid to lawn with a raised timber decking area and a timber workshop. The rear garden is a fabulous feature of the property and is bounded by a high stone wall. It overlooks and backs onto the Spinney Green to the rear.

SERVICES

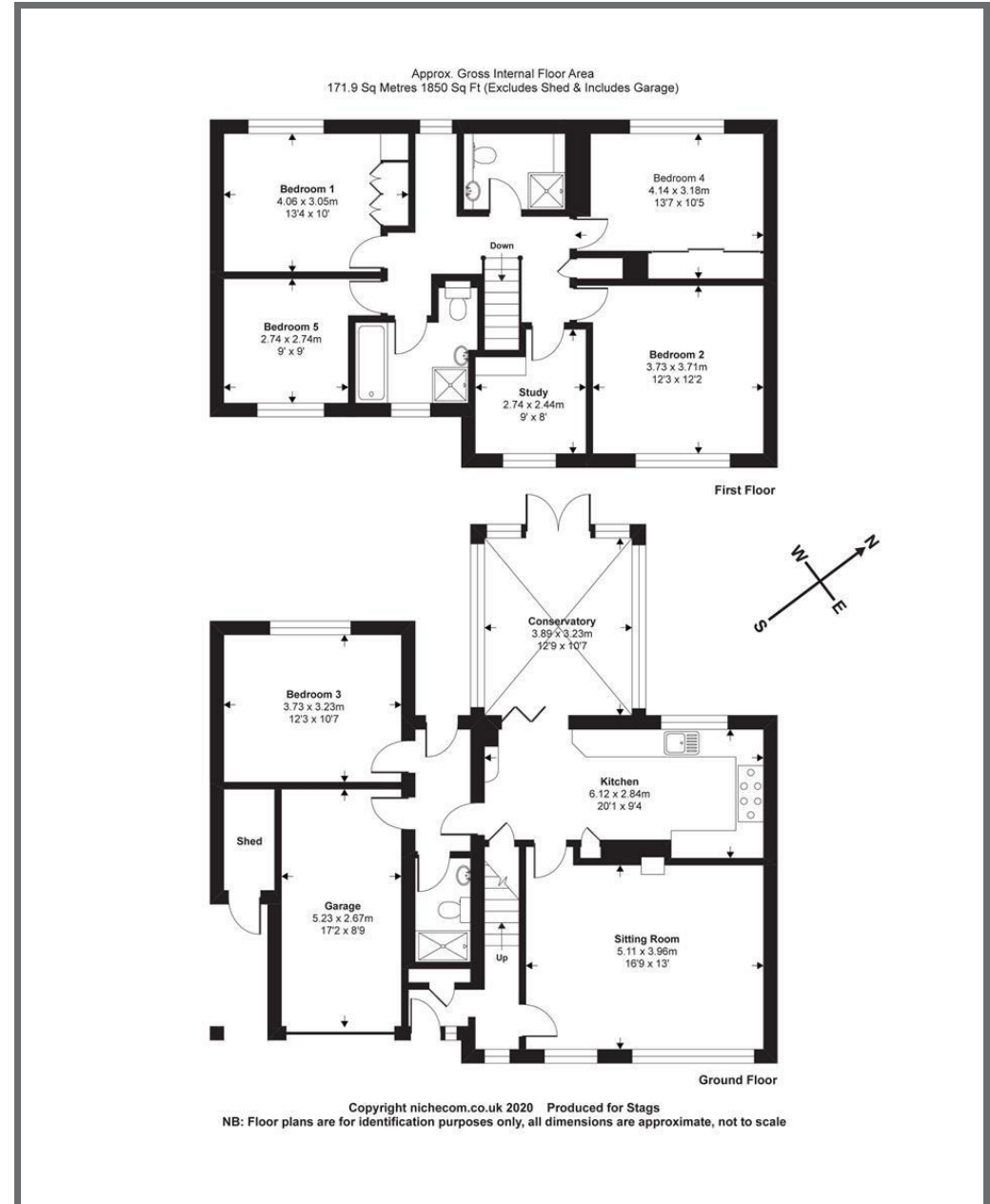
Mains drainage, gas, electricity, water. Standard, superfast and ultrafast broadband is available (Ofcom). Mobile availability likely outside with EE, Three, O2, Vodafone (Ofcom) Please note the agents have not inspected or tested these services.

DIRECTIONS

From the centre of Taunton proceed out of the town and head out along Trull Road. At the roundabout at the top of the hill, turn right into Galmington Road. Proceed down the hill and take the first turning right into Parkfield Road and then take the first right into Parkfield Crescent. Follow the road around to the left and No. 12 can be identified on your left hand side by a 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.



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	68
England & Wales		EU Directive 2002/91/EC	