



198 Staplegrove Road



# 198 Staplegrove Road

Staplegrove, Taunton, TA2 6AH

Taunton town centre 1 mile

A spacious detached three bedroomed bungalow on a large plot with planning permission applied for an extension to provide a substantial house with well proportioned accommodation

- Detached period bungalow
- Large plot
- Kitchen/breakfast room
- Vacant possession, no onward chain
- Freehold
- Planning permission in process
- Three bedrooms
- Double garage with off road parking
- Council Tax band E

Guide Price £450,000

## DESCRIPTION

198 Staplegrove Road is a well proportioned detached bungalow situated on a good sized plot just off Staplegrove Road, walking distance to the nearby prestigious Taunton School and located a short distance from Taunton Town Centre and Taunton Railway Station. The garden has been beautifully kept, there is off road parking for numerous vehicles and a spacious double garage, gas fired central heating and modern UPVC double glazed window.

## LOCATION

The property is situated on the northern fringe of Taunton close to local amenities, which include a primary school, village store, recreational ground and parish church. Taunton School and the Nuffield Hospital are also easily accessible. The town centre offers a comprehensive range of recreational and scholastic facilities as well as great communication links. There is a mainline railway station, whereby London Paddington can be reached in less than two hours and the M5 motorway interchange is close by. Being on the northern side of Taunton means there is easy access to the Quantock Hills, the first area of outstanding natural beauty in the country. The Quantock Hills offer many outdoor pursuits, including walking, horse riding, biking and much more.



## ACCOMMODATION

The accommodation includes an entrance hallway with doors leading off to the principle rooms. There is a sitting room with large double glazed window to the front aspect, fireplace with inset gas fire. The dining room has double glazed window to the rear aspect and door leading through to the kitchen and also provides access to bedroom three. Two further bedrooms are doubles, bedroom three is a single room with built in wardrobes. The kitchen is fitted with a range of matching wall and base units with integrated electric oven with four ring electric hob with extractor over, space for microwave and fridge freezer and plumbing for washing machine, stainless steel sink. There is a shower room comprising wash basin, shower cubicle and low level wc.

## OUTSIDE

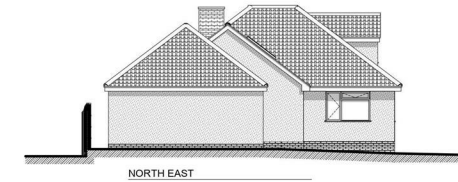
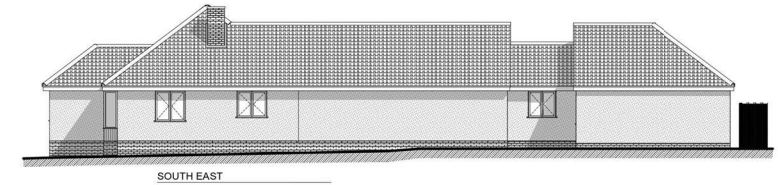
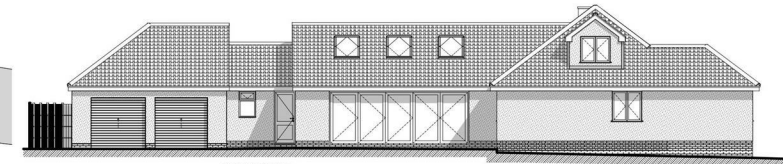
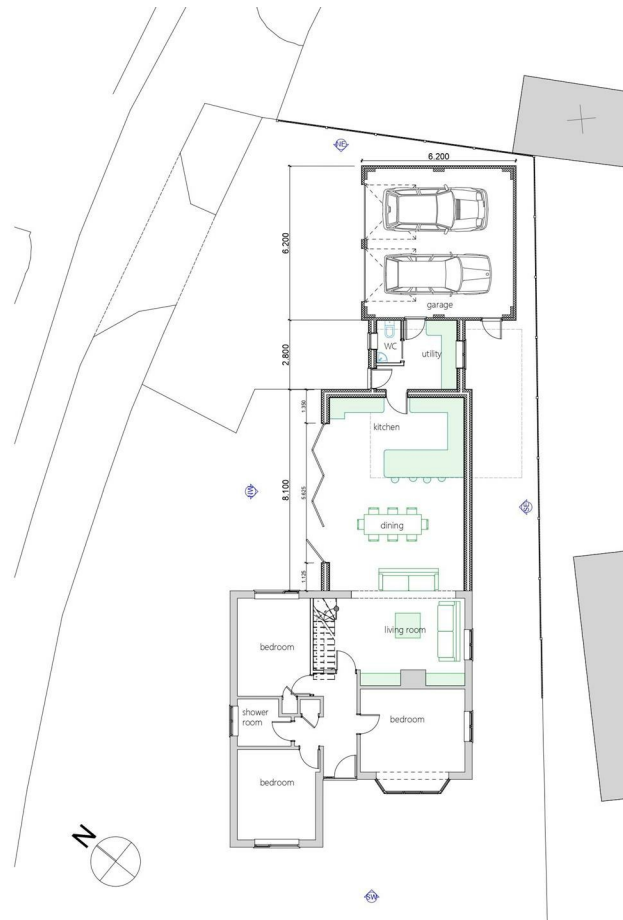
Externally the property has landscaped gardens which wrap around the property, are predominantly laid to lawn with patio area, deep planted shrub borders and a range of fruit trees. There is off road parking incorporating a turning area providing space for several vehicles and a double garage with twin roller doors, electric light and power.

## AGENT'S NOTE

Plans have been drawn up for a substantial extension plans for which are included - application ref 38/24/0291. The extension will provide a large open plan kitchen/dining area with separate utility and wc as well as a fourth bedroom to be converted from the current attic space. There will be four bedrooms in total, new driveway and double garage

## SERVICES

Mains water, electricity, drainage, and gas. Gas fired central heating.



 <b>Haygrove Building Design Ltd.</b>	
07446 282351 dominic@haygrovebuildingdesign.co.uk © Haygrove Building Design Ltd. 2024	
Job Title ATTIC CONVERSION, ALTERATIONS AND EXTENSION	
Site Address 198 Staplegrove Road Taunton TA2 6AH	
Status PLANNING	
Scale 1:100@A2	Date 09.08.24
Drawing Title AS PROPOSED	
DWG No. A 120	



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.



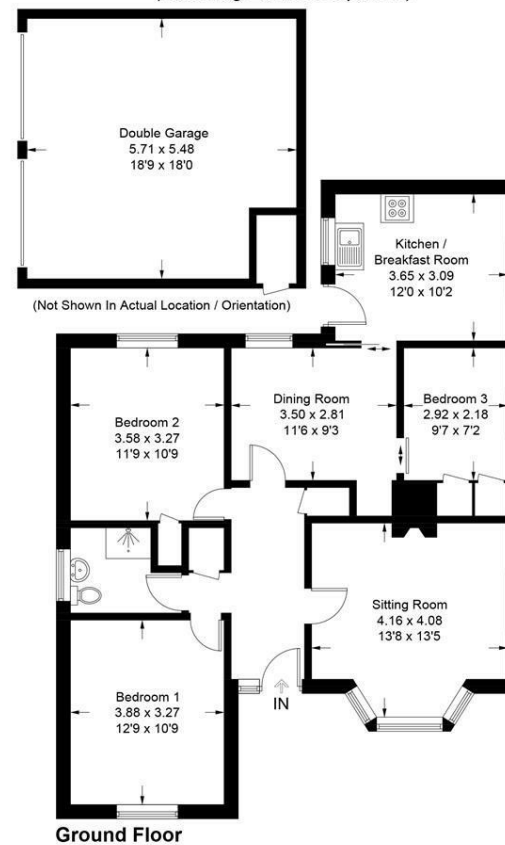
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft  
 Garage = 29.8 sq m / 321 sq ft  
 Total = 116.8 sq m / 1257 sq ft  
 (Excluding External Cupboard)



Ground Floor  
 Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123722)