



5 Sherford Terrace



5 Sherford Terrace

, Taunton, TA1 3SE

This attractive extended stone cottage located in a quiet and popular residential area with off road parking and good sized cottage gardens to the rear

- Two reception rooms
- Ground floor bathroom
- Parking and garden
- Desirable residential location
- Freehold
- Fitted kitchen
- Three bedrooms
- Many period features
- Council Tax band B

Asking Price £350,000

DESCRIPTION

5 Sherford Terrace is a charming stone fronted mid-terrace cottage which has been extended over the years to provide well proportioned accommodation which includes plenty of character, good sized gardens to the front and rear, off road parking with space for garage if required and subject to necessary planning consent.

LOCATION

5 Sherford Terrace is situated just off Trull Road in the popular Sherford area of Taunton and is perfectly situated within walking distance of Queens College and is within easy reach of Musgrove Park Hospital, Somerset College of Arts and Technology, Castle School and Parkfield primary school. Taunton town centre with its large range of shopping, leisure and scholastic amenities is only a short drive/shuttle bus ride away. The County town of Taunton also offers access via junction 25 to the M5 motorway and has a mainline railway station. The house is very close to lots of lovely walks.



ACCOMMODATION

The accommodation includes front door to an entrance hallway, through to sitting room with window and open fireplace. There is a separate dining room which is semi open plan with wide opening through to the kitchen which is fitted with a range of Shaker style wall and base units and worktops, door to outside, downstairs bathroom with fitted suite.

On the first floor there are three good sized bedrooms.

OUTSIDE

A gateway provides access via path to the front door, with a good sized area of garden. There is an extensive rear garden with rear terrace and area laid to lawn. At the rear of the garden is off road parking which provides space for a number of vehicles and could house a garage if required as a number of the neighbours have already done.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Standard and superfast broadband is available (Ofcom) Mobile data and calls likely to be available outside (Ofcom). Please note the agents have not inspected or tested the services.

AGENT'S NOTE

The vendor has informed us of the following - There is a right of way over pathway leading from Sherford Road along eastern side of number 6. Thence along pathway at rear of 6 to number 5. Owner/occupiers of nos 2,3, and 4 have right of way over same pathway. However, we have demonstrated by our actions that we intend to abandon our right of way

DIRECTIONS

Coming out of town with County Hall on your left proceed up Compass Hill taking the middle lane continuing straight in to Trull Road. Continue along Trull Road, straight on at the mini roundabout and take the second turning left into Sherford Road. Continue down to the bottom of Sherford Road and 5 Sherford Terrace can be found towards the bottom on the left identifiable 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.



Approximate Area = 877 sq ft / 81.4 sq m
For identification only - Not to scale

Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1181968

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	