



# 77 Lees Cottages



# 77 Lees Cottages

Priorswood Road, Taunton, Somerset, TA2 8QH

Taunton Town centre 1.9 miles

Beautifully restored traditional terraced cottage with well proportioned accommodation, off road parking and gardens

- Entrance Hall
- Fitted kitchen/dining room
- Three bedrooms, family bathroom
- Landscaped gardens
- Freehold
- Sitting room with wood burning stove
- Study
- Off road parking
- Council Tax band C

Guide Price £299,000

## SITUATION

77 Lees Cottage is situated in the Priorswood area, east of the County town of Taunton. Taunton town centre provides a comprehensive range of facilities and wide range of shops including the county cricket ground, race course and main line railway with links to London Paddington. The M5 motorway is easy to access from the eastern side of the town. Near the motorway junction there is a large out of town shopping and leisure complex. There is wonderful countryside surrounding the property with the Blackdown Hills to the South and the Quantock Hills to the North, both providing areas of outstanding natural beauty, and offering miles of footpaths and bridleways. There is an excellent range of schools in the local area and the property lies within the catchment area of the popular Monktonwood Academy Secondary School.



## DESCRIPTION

77 Lees Cottage is a traditional terraced cottage with stone and rendered elevations under a pitched, tiled roof. The house has been well renovated over the years and has double glazed windows and gas fired central heating. The house is conveniently located on the outskirts of Taunton and outside there is a shared driveway with off road parking for a number of vehicles and landscaped garden predominantly laid to lawn. The garden backs on to the local playing field and includes a number of mature shrubs and trees with raised borders to one side. To the front the property is enclosed by stone walling and provides further parking area. At the back of the house is an enclosed courtyard.

## ACCOMMODATION

The sitting room centres upon an open fireplace with exposed brick and timber surround and inset wood burning stove. The kitchen/dining room is fitted with a range of Shaker style wall and base units and includes a built in oven, plumbing and space for dishwasher and washing machine, space for fridge, and a range of work surfaces with inset electric hob and extractor hood over. There is a single drainer sink unit, double aspect windows and quarrel tiled floor. There is a separate study with window to side, a range of work surfaces and fitted shelving.

On the first floor there are three good sized bedrooms and a fitted bathroom suite.

## OUTSIDE

Outside, the property has a shared driveway with one other property. The garden has been superbly landscaped by the current owners and includes gravel parking and hardstanding area, steps lead up to the main area of garden which is laid to lawn and includes a number of specimen trees and shrubs with garden shed and leylandii hedge. There is a further area of garden which backs on to a local playing field which includes some mature shrubs and trees and there is an enclosed courtyard to the rear.

## SERVICES

Mains gas, electricity and water. Private drainage. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely indoor and out via EE, Three, O2, Vodafone (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

Proceed out of Taunton along North Street passing over the bridge to Bridge Street. Continue through the first set of traffic lights before bearing right at the second set of traffic lights at Station Road. Continue past Taunton railway station before taking the right hand turning at the traffic lights into St Andrew Road. Merge immediately into Priorswood Road, follow this road until reaching a roundabout, go straight across proceeding past Priorswood Industrial Estate on your right. After a short distance there is a turning to Lees Cottages on the left-hand side just before a large layby.



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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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

Shed  
2.74 x 2.22m  
9' x 7'3"

Approximate Area = 1073 sq ft / 99.6 sq m  
 Outbuilding = 65 sq ft / 6 sq m  
 Total = 1138 sq ft / 105.6 sq m  
 For identification only - Not to scale

Bedroom 2  
3.86 x 3.05m  
12'8 x 10'

Bedroom 3  
3.19 x 2.74m  
10'6 x 9'

Bedroom 1  
4.23 x 3.06m  
13'11 x 10'1"

Down

First Floor

Kitchen  
4.88 x 2.85m  
16' x 9'4"

Office  
2.42 x 1.58m  
7'11 x 5'2"

Sitting Room  
4.62 x 4.28m  
15'2 x 14'

Up

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1179714