



6 Manor Close



# 6 Manor Close

, Taunton, TA1 4RS

Taunton Town Centre 0.7 miles

An individual detached architect designed house now in need of modernisation, but providing substantial reverse level accommodation, double garage and parking situated in a superb location with panoramic views over Taunton

- Three reception rooms
- Kitchen and utility
- Gardens to front and rear
- Superb views over Taunton
- Council Tax Band F
- Four bedrooms, master ensuite potential
- Double garage and parking
- In need of general modernisation
- No onward chain
- Freehold

Guide Price £410,000

## DESCRIPTION

6 Manor Close is an individual architect designed house now in need of improvement situated in a superb and popular location offering wonderful views over the Vale of Taunton towards the Quantock Hills. The plot is elevated and offers superb scope for redevelopment/modernisation with reverse level accommodation, double garage and extensive off road parking

## 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



## ACCOMMODATION

The accommodation includes an entrance hallway with turning staircase to first floor, door to double garage with two ground floor bedrooms and a fitted shower room. On the first floor there is a galleried landing with double doors to the sitting room, the double aspect windows offer superb views over the Vale of Taunton. There is a sliding door through to the dining room which in turn has doors to the sun room and access to the garden. The kitchen is fitted with a range of matching wall and base units and door opening through to the utility and then a door to outside.

There is a master bedroom with built-in wardrobe, third/fourth bedroom with wonderful views, a family bathroom with fitted bath, shower, wash basin and wc. There is a further wc with washbasin which could be incorporated into the master bedroom to create an en-suite if required.

## OUTSIDE

Outside there is an extensive parking area for a number of vehicles and access to an integral double garage with bi-folding doors. The front garden is laid to lawn. There is garden to either side of the property with steps leading to the rear terrace which is laid to patio with stone retaining wall. The house is being sold with no onward chain and benefits from gas central heating and some double glazing.

## SERVICES

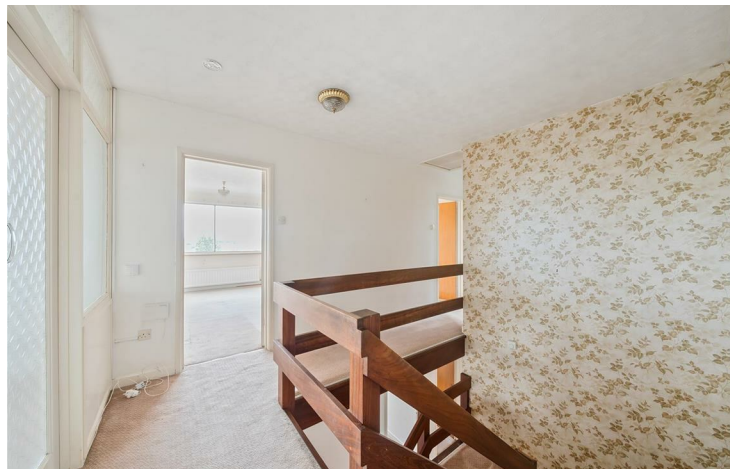
Mains electricity, gas, water and drainage. Gas central heating. Superfast broadband available (Ofcom) Mobile signal likely outdoors with EE, Three, O2, Vodafone, indoors with Vodafone (Ofcom). Please note the agents have not inspected or tested the services.

## AGENTS NOTE

Please be advised that due to the construction methods used, any prospective buyers intending to purchase with a mortgage should consult their lender or mortgage advisor to discuss the property construction.

## DIRECTIONS

From the centre of Taunton proceed out on Trull Road taking the second turning right into Manor Drive, then take the first left into Manor Close. As soon as you enter Manor Close take the slip road round immediately on the right and the property can be identified at the bottom of the road 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 = 1578 sq ft / 146.6 sq m  
 Garage = 369 sq ft / 34.2 sq m  
 Total = 1947 sq ft / 180.8 sq m

For identification only - Not to scale

**First Floor**

- Utility: 2.29 x 2.04m / 7'6" x 6'8"
- Kitchen: 2.87 x 2.67m / 9'5" x 8'9"
- Dining Room: 3.48 x 2.86m / 11'5" x 9'5"
- Sun Room: 3.45 x 3.03m / 11'4" x 9'11"
- Sitting Room: 5.46 x 3.55m / 17'11" x 11'8"
- Principal Bedroom: 4.14 x 3.55m / 13'7" x 11'8"
- Bedroom 2: 4.15 x 3.92m / 13'7" x 12'10"

**Ground Floor**

- Garage: 6.39 x 5.09m / 21' x 16'8"
- Bedroom 4: 4.01 x 2.41m / 13'2" x 7'11"
- Bedroom 3: 4.02 x 2.41m / 13'2" x 7'11"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © n̄checcom 2024. Produced for Stags. REF: 1184789



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			
		41	74
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625