



37 Whitmore Road



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Whitmore Road, Taunton, TA2 6DZ

Taunton 1 Mile

An exceptional newly renovated detached family property superbly situated in one of Taunton's most favoured locations.

- Substantially extended & fully renovated
- Open plan kitchen/family room
- Two reception rooms
- Utility and wc
- Four bedrooms, Master en-suite
- Superbly fitted family bathroom suite
- Large West facing rear garden
- Off road parking
- Sought after location
- Freehold

Guide Price £650,000

SITUATION

Whitmore Road is a highly regarded residential street located on the northern fringe of Taunton and is well situated to local convenience stores, Primary and Secondary schooling and there are a wide variety of country walks in close proximity. Taunton, the County Town of Somerset is just over 1 mile away on the No 23 bus route and includes a wide range of shopping, bars and restaurants. Taunton mainline railway station and junction 25 of the M5 motorway are nearby as well as convenient access to A38, A358 and the A303 at Ilminster.

DESCRIPTION

This impressive 1930's detached house has been totally renovated and extended by local developers. The house with its sympathetic extension now provides a truly exceptional home with versatile and well proportioned accommodation arranged over two floors. Outside, at the front of the property, there is ample off road parking. To the rear, there is a large sandstone patio and garden which is approximately 30 metres (100 ft) in length and backs onto a local allotment.



ACCOMMODATION

A double glazed front door leads through to an entrance hallway with doors to the reception rooms and a staircase with inset glass balustrade to the first floor. The sitting room centres upon a limestone fireplace with real flame effect inset gas fire and double glazed bay window to the front. There is a separate study/office/playroom with front aspect window. The impressive open plan kitchen/dining room is a wonderful feature of the property with engineered oak flooring and has large double doors opening out on the sizeable patio and rear garden beyond. The incorporated dining area features a limestone fireplace with inset gas fire. The kitchen, with rear aspect window, is supplied by German manufacturer Kutchenhaus, and has a range of matching wall and base units and integrated appliances which include a full height freezer, a full height fridge, microwave combi oven, fan assisted oven with grill, Bora induction hob with integrated extractor, dishwasher, wine cooler, quartz work surfaces and LED lighting. The utility room is fitted with matching floor and wall units, inset sink, quartz work surfaces and plumbing and space for tumble dryer and washing machine. There is a door to the cloakroom with a washbasin set in a vanity unit, concealed cistern and wall mounted wc. There is also an external door leading to the front and rear of the property via the side of the house.

There are four bedrooms and a family bathroom leading off the first floor landing. The master bedroom, overlooking the garden at the rear, has built-in furniture including wardrobes and a low level drawer unit. It has a door to the ensuite bathroom with walk in shower, wall mounted vanity unit with de-mister mirror above, low level wc, heated towel rail and a side aspect window. There are three further bedrooms, one with an original fireplace feature. The family bathroom incorporates a corner bath, low level wc, countertop washbasin with cupboard under and de-mister mirror above, walk in shower and a heated towel rail.

OUTSIDE

To the front of the house there is a low brick wall with an opening onto a tarmac parking area. There is pedestrian access on both sides of the property which lead to the rear of the house where there is a large patio which benefits from early afternoon to late evening sunshine. Beyond this there is a long garden which includes a number of specimen shrubs and trees and is enclosed by fencing to both sides.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating providing underfloor heating to the ground floor, radiators and towel rails to first floor. The vendors have informed us that there is also a provision made for charging an electric vehicle (charging point unit to be fitted by purchaser if required). This property also benefits from 6 roof mounted PV panels producing 2.46kw with immersion diverter. Please note the agents have not inspected or tested any of the services.

DIRECTIONS

Proceed out of town along North Street and over the bridge to Bridge Street. Continue to the first set of traffic lights, bearing right at the second set of lights into Station Road. Continue past the Railway Station in the left-hand lane and proceed straight on at the traffic lights. Go through the second set of traffic lights into Kingston Road and follow this road for approximately half a mile before taking a left hand turning into Turner Road. Carry along this road to almost the end where Whitmore Road can be found on the right-hand side, proceed along Whitmore Road and No.37 can be seen as signposted 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 = 1787 sq ft / 166 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: 1181453

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 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			
		74	78
England & Wales		EU Directive 2002/91/EC	