



1 Park Cottages



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Hammets Walk, Taunton, TA1 3JX

Taunton Town Centre 0.3 miles, Station 1.4 miles

A superbly renovated and extended semi-detached cottage situated in a unique location on the edge of Vivary Park with off road parking and enclosed gardens

- Individual semi-detached house
- Superbly renovated and extended
- Sitting room
- Lean-to and workshop
- Council Tax band C
- Unique location within Vivary Park
- Open plan kitchen/dining room
- Two bedrooms and bathroom
- Shower and utility room
- Freehold

Guide Price £495,000

SITUATION

A property like this is hard to find in this location with the convenience of being able to walk through Vivary Park and into the town centre whilst maintaining a good degree of privacy, peace and quiet is unusual. The facilities of the town centre are close by and include primary and secondary schooling, Musgrove Park Hospital, doctors, dentists etc and a wide range of commercial and shopping facilities as well as Tesco and Sainsbury's supermarkets. With Vivary Park literally on your doorstep providing an excellent recreational space as well as the added bonus of the golf course.

DESCRIPTION

A rare find located in the heart of the town's much loved Vivary Park. This superbly renovated and extended semi-detached cottage beautifully combines a mixture of contemporary and traditional styles and benefits from a recent new roof. Situated in a wonderful location the house has ample off road parking to the front and enclosed gardens to the side and rear of the property.



ACCOMMODATION

The accommodation is arranged over two floors and includes double glazed front door which opens into the open plan kitchen/dining room, with twin roof lights, which forms part of an impressive new extension. The kitchen is open plan and includes a range of fitted wall and base units and a range of integrated appliances with dishwasher, oven and microwave. There are a range of work surfaces and island unit with breakfast bar and electric hob. Doors open onto the terrace and window to one side. The dining room has a front aspect window and a door to the open sided garden room. There is an inner hallway with stairs to the first floor with cupboards under and access to a shower/utility room with wc. The sitting room has dual aspect windows, doors opening onto the rear terrace and includes a range of fitted bookshelves along the length of one wall.

On the first floor there are two double bedrooms and a newly fitted bathroom suite which has been recently refitted and includes a spa bath, twin washbasins, wc and enclosed shower cubicle.

OUTSIDE

A five bar gate opens onto a patterned concrete driveway which provides ample parking internally and is surrounded with planted herbaceous borders and enclosed by wooden fencing. The back garden again has patterned concrete terrace and is enclosed by a high stone wall with access to the side garden which includes a path, covered pergola with access to a built in cabin/workshop with power.

SERVICES

Mains drainage, electricity, water. Solar panels benefitting from a feed in tariff. Electric boiler for heating with downstairs water/underfloor heating and upstairs radiators. Electric vehicle charging point (Zappi)

DIRECTIONS

From the town centre take Trull Road and turn immediately left into Wilton Grove, turn right into Wilton street, past the Vivary Arms public house, turn left onto Fons George and bear left into Vivary Park, continue through the car park, bear left at the bottom and the cottage will be found directly in front of you.



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 = 1148 sq ft / 106.6 sq m
 Outbuilding = 58 sq ft / 5.3 sq m
 Total = 1206 sq ft / 111.9 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1198175

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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			
		67	70
England & Wales		EU Directive 2002/91/EC	