



36 Mountfields Road



# 36 Mountfields Road

Mountfields Road, Taunton, TA1 3BJ

Approximately 1 mile from the Town Centre

An attractive 1930's family house in need of improvement with good sized gardens situated in an attractive location in a sought after road close to the town centre

- Sought after location
- Kitchen and pantry
- Long rear garden with decked patio
- Close to town centre
- Council Tax band D
- Two reception rooms
- Three bedrooms and bathroom
- Driveway and garage
- No onward chain
- Freehold

Guide Price £350,000

## SITUATION

The property is located approximately 1 mile from the centre of Taunton in a sought after area well placed with easy access for local facilities and schooling which includes Richard Huish college, King's College, Bishops Fox comprehensive school as well as local primary schools. A local bus service operates from Shoreditch Road into the town centre. Local facilities are also available at Mountfield convenience store and butchers. Taunton is easy accessible with its extensive range of shopping, sporting and cultural facilities including Somerset County Cricket Ground, Taunton Race Course and the Brewhouse theatre. The County Town also provides good access to the M5 motorway and mainline railway links.

## DESCRIPTION

36 Mounfields Road is an individual 1930's three bedroomed semi-detached house situated in this sought after location. The property is in need of general modernisation, but has double glazing and newly fitted gas fired central heating. The property is offered with no onward chain.



## ACCOMMODATION

The accommodation includes a covered entrance porch leading through to an entrance hallway with stairs to the first floor and door to downstairs cloakroom, further doors off to the reception rooms. The sitting room is located to the front of the property and benefits from a bay window and inset real flame effect gas fire. The dining room again has a period fireplace and double glazed door opening on to the rear terrace. The kitchen is fitted with a range of matching wall and base units, space for range cooker and extractor hood over, range of worktops with inset single drainer sink unit, plumbing and space for washing machine, window to the side, door to driveway, door to pantry housing the central heating boiler with fitted shelving and door to rear.

On the first floor there are three bedrooms and a fitted bathroom suite with panelled bath, wash basin and wc.

## OUTSIDE

Externally the property is approached from the road on to a private driveway to the side of the house providing off road parking for a number of vehicles and access to the single garage. The garden is laid to lawn and includes well stocked herbaceous borders enclosed with low brick walling at the front. There is access to the rear garden via the side of the property which opens on to the paved terrace with steps leading down to the main area of garden which is laid to lawn with timber shed and planted herbaceous borders all being enclosed by wooden fencing panels.

## SERVICES

Mains drains, gas, electricity, water. Gas fired central heating. Ultrafast broadband available (Ofcom), Mobile signal limited/likely (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed out of town along easy reach bearing right in to Hurdle Way and after a short distance turn left into Silver Street and continue in to South Road passing by King's College and Richard Huish College and after a short distance turn right just before the crossing into Mountfields Road where the property can be found on the green triangle on the right hand side identified by a Stags For Sale sign.



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 = 1085 sq ft / 100.7 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1206 sq ft / 111.9 sq m  
 For identification only - Not to scale

**Ground Floor**

**First Floor**

**Garage**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nxlhcom 2024. Produced for Stags. REF: 1194298



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			
England & Wales		EU Directive 2002/91/EC	

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