



32 Worcester Road



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Rumwell, Taunton, TA4 1FJ

Taunton Town Centre 2.3 miles

A well proportioned modern, four bedroomed detached family home with private south facing rear gardens, garage and parking.

- Executive detached family home
- Kitchen/dining/family room
- Four bedrooms, master with en-suite
- Additional visitor parking
- Council Tax band E
- Sitting room
- Study and downstairs wc
- Side driveway with garage
- South facing rear garden
- Freehold

Guide Price £475,000

SITUATION

Nestled on the outskirts of Taunton, the new build housing development is a brand new community situated between Comeytrove and Trull located in the beautiful Somerset countryside surrounded by Areas of Outstanding Natural Beauty. Taunton is a short distance away and is a prosperous town where there are arts, culture and history in abundance. As a lively Somerset settlement there is plenty to do in the town centre which includes a twelfth century Norman castle. In the high street there are a range of independent shops, cafés and restaurants, riverside walks and renowned farmers markets. There are some very good schools in the area as well as Somerset County Cricket Ground, Taunton Race Course and access to the M5 motorway.



DESCRIPTION

Built in 2023 this nearly new home has been beautifully enhanced with a wealth of upgrades and extras and enjoying a wonderful position within the development with privacy and far reaching views. The property is close to the children's play area to one side and a nature reserve to the other. The property's accommodation is impressive and boasts a kitchen/dining/family space which is approximately 8 metres in length and in addition there is a generous living room and also an office and utility room to the ground floor. On the first floor there are four double bedrooms with the front aspect bedrooms enjoying an attractive open outlook and the rear aspect offering wonderful far reaching views. The impressive views from the property can also be enjoyed from the rear garden which enjoys a good degree of privacy due to it's elevated position and is further enhanced by it's south facing position.

ACCOMMODATION

The front door opens into the entrance hall with stairs leading to first floor and door to understairs storage cupboard. The living room enjoys natural light from the bay window to the front and has double doors through to the kitchen/dining/family room. The kitchen/dining/family room benefits from a range of Shaker style wall and base units with work surfaces over and inset stainless steel sink with drainer, a full range of built in appliances; oven, induction hob with extractor over, fridge/freezer, washing machine and dishwasher and space for a six to eight seater dining table in front of French doors which enjoy a lovely outlook over the rear garden. There is a study, split window, ground floor wc.

On the first floor there are four bedrooms, the master bedroom with an en-suite with a large walk in shower, washbasin and wc. The family bathroom is partially tiled and is fitted with a three piece suite including wc,, wash basin and bath with shower over.

OUTSIDE

To the front of the property there is a tarmacadam driveway providing space for a number of vehicles and access to the garage. The rear garden has a patio area, is enclosed to the rear, laid mainly to lawn and enjoys a south facing aspect.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. An annual management fee of £149.50 is payable. Ultrafast broadband is available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. The property was constructed in 2023 and benefits from the remainder of the NHBC 10 year guarantee.

DIRECTIONS

Head out of Taunton on the A38 Wellington Road, past the Stonegallows pub on the right, around the right hand bend and on entering the roundabout take the first exit, continue along this road and Worcester Road is the first turning left. Number 32 can be identified by the 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.

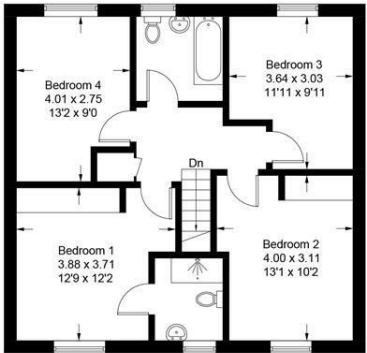


| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 85 | 94 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

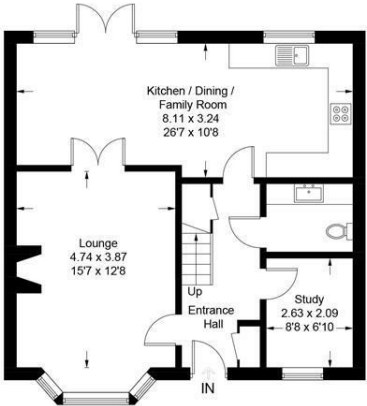
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Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166401)