



5 Presidents Court



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Henlade, Taunton, TA3 5NB

Taunton Town Centre 3.8 miles

A charming 4-Bedroom home with courtyard and garden in a gated countryside development with parking and garaging and use of tennis courts and recreational paddock

- Countryside location
- Lounge
- Private courtyard and garden
- Use of tennis courts and paddock
- Council Tax band E
- Four bedrooms, two en-suite
- Kitchen/diner
- Gated development
- Parking and garage
- Freehold

Guide Price £399,950

SITUATION

The county town of Taunton is easily accessible and provides an extensive range of shopping, educational, sporting and cultural facilities, along with access to the M5 motorway (approx. 2 miles) at Junction 25, Blackbrook. There is also a main line intercity rail link with direct routes to London Paddington and the cities of Exeter and Bristol. Taunton provides excellent schooling with three noted public schools namely King's and Queen's Colleges and Taunton School.

DESCRIPTION

Located in an exclusive gated community, this beautifully presented four-bedroom terraced house offers a blend of modern living and countryside charm. The property features two private tennis courts and a recreational paddock, providing excellent outdoor space.



ACCOMMODATION

Inside, this individual home offers a spacious lounge, which centres upon a wood burning stove, with two double bedrooms and a family bathroom on one level with several steps leading up to the open plan kitchen/diner complete with matching wall and base units, integrated appliances, and high ceilings. French doors open onto a private courtyard, perfect for outdoor dining. The second floor boasts two additional double bedrooms with windows to the front, both with en-suite shower rooms.

OUTSIDE

As well as having it's own front garden and rear courtyard this house has access to the development's two private tennis courts and a recreational paddock with additional features which include a private garage, allocated parking space, and visitor parking. The communal gardens are well maintained, and the development has a gated entry with a long driveway.

SERVICES

Mains electricity, water. Private drainage. LPG gas and electric underfloor heating. Standard broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. There is an annual charge of £1000 payable to the management company.

DIRECTIONS

From the M5 junction 25 take the A358 into Henlade taking the turning right into Stoke Road. At the T junction turn left into Greenway Lane and then the second right onto Stoke Hill and take the turning left into Presidents Court which can be found after a short distance.



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		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 = 117.7 sq m / 1267 sq ft

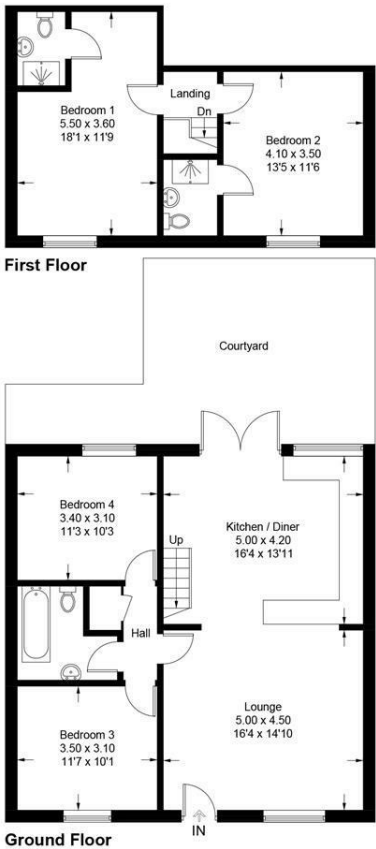


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