



78 Staplegrove Road



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Staplegrove, Taunton, TA1 1DJ

Taunton Town Centre 0.5 miles

A charming and elegant Georgian house with many original features and having been substantially upgraded with enclosed rear gardens

- Convenient town centre location
- Beautifully upgraded
- Four reception rooms
- Walled garden
- Council Tax band E
- Double fronted period house location
- Four bedrooms, one en-suite
- Kitchen/family room
- Grade II Listed
- Freehold

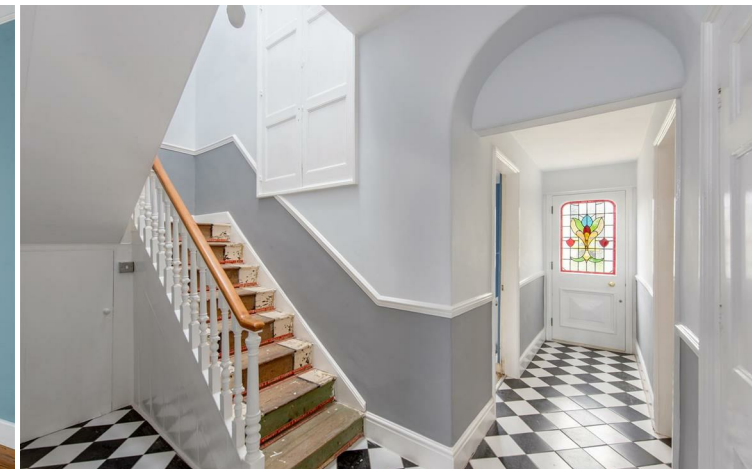
Guide Price £495,000

SITUATION

The property is situated on the northern side of Taunton ideally located on the edge of the vibrant town centre and within walking distance of French Weir Park and local amenities. Taunton School and the Nuffield Hospital are also easily accessible. The town centre offers a comprehensive range of recreational and scholastic facilities as well as great communication links. There is a mainline railway station, whereby London Paddington can be reached in less than two hours and J25 of the M5 motorway interchange is close by. Being on the northern side of Taunton means there is easy access to the Quantock Hills, the first area of outstanding natural beauty in the country. The Quantock Hills offer many outdoor pursuits, including walking, horse riding, biking and much more.

DESCRIPTION

78 Staplegrove Road benefits from generous living space arranged over two floors. The property has been substantially upgraded by the current owner although there are some minor finishing works required. The house has effectively been upgraded to include the fitting of a new kitchen, bathroom and en-suite whilst retaining much of it's original historic features, elegance and charm.



ACCOMMODATION

The front door leads through to a passage hallway with tiled floor and elegant turning staircase leading to the first floor and door to wc. The sitting room centres upon a period fireplace with recesses on either side and exposed wooden floors, bay window to front. The dining room again has period fireplace, exposed wooden floors, bay window to front. There is a family room with double doors opening out on to the rear garden, breakfast room with chequer board tiled floor, door to understairs storage cupboard and opening through to the kitchen. The kitchen includes a range of newly fitted wall and base units, a range of work tops, a range cooker with extractor hood over, built in double oven, sink unit, integral dishwasher, partially tiled floor, door to outside and windows overlooking the rear garden.

On the first floor there are four bedrooms in total, two of the bedrooms having original fireplaces, one with walk-in wardrobe. The master bedroom includes a fourth bedroom/nursery off and has a recently fitted en-suite shower with waterfall shower, a sink and wc, window overlooking rear garden. The main bathroom is fitted with a roll top clawfoot bath, open shower, tiled walls, washbasin with cupboard under and wc.

OUTSIDE

To the front of the house there are good sized gardens with gate and pathway leading to the front door. The rear garden is again laid to lawn and is enclosed and includes a gravel patio, pathway leading to a timber built summer house, timber shed and raised timber decking area at one end.

SERVICES

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

DIRECTIONS

From the centre of town head north along North Street, over the River Tone and fork left at the second set of traffic lights into Staplegrove Road where the property can be found on the right hand side after a short distance identifiable 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		80
(81-91) B		
(69-80) C		41
(55-68) D		
(39-54) E		
(21-38) F		10
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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