



15 Church Road



STAGS

15 Church Road

Trull, Taunton, TA3 7JZ

Taunton Town Centre 1.9 miles

A charming two bedroom character cottage in a sought after location with garden and off road parking for two cars

- Charming character cottage
- Many period features
- Attractive garden
- No onward chain
- Freehold
- Two bedrooms
- Sought after location
- Off road parking for two cars
- Council Tax band B

Offers In Excess Of £200,000

SITUATION

The property is situated in the highly sought after village of Trull just two miles south of Taunton, the County Town of Somerset. Trull provides a range of day to day amenities such as primary school, post office and general store, hairdresser and community centre, a garage and public house. The village hall fosters a good sense of community hosting numerous events throughout the year. Taunton has an extensive range of shopping, recreational and educational facilities, excellent transport links, fast connections to London Paddington and the M5 motorway

DESCRIPTION

15 Church Road is an attractive two bedroom end of terrace cottage which retains much of its original charm and character and benefits from gas central heating, double glazing and a recently fitted kitchen. There is off road parking and delightful gardens which are accessed via the parking area to the side elevation



ACCOMMODATION

There is a glazed stable style door which opens through to the kitchen which is fitted with a range of modern wall and base units with work surfaces over, tiled floor, sink with mixer tap, space for oven and hob with extractor hood over, space for other appliances with plumbing for washing machine and includes double glazed windows and exposed ceiling beams. A door opens through to the living/dining room which is a spacious and open plan room, full of character featuring exposed beams, solid wood floor, double glazed window with window seat, beautiful inglenook fireplace incorporating original bread oven and multi-fuel burner.

A door leads to an open staircase leading to the first floor, the landing has exposed ceiling beams and doors leading to bedroom 1 which includes exposed ceiling beams, ornamental deep window sills with front facing double glazed window, built in wardrobes, sliding doors incorporating hanging space. Bedroom 2 is a spacious single room which could accommodate a small double bed if required with exposed ceiling beams, front aspect double glazed window. The bathroom is fitted with double glazed window, panelled bath with tiled surround, low level wc and washbasin and exposed wooden floor.

OUTSIDE

The property is approached from the road via off road parking with space for two vehicles on a tarmac driveway. From here there is access via a few steps leading up to an attractive landscaped garden to the side elevation which are laid to lawn with central stepping stone pathway, and flower bed stocked with a variety of flowers and shrubs. The garden is enclosed mainly by high level wooden fencing and provide a pleasant entertaining spot which is relatively low maintenance.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating (combi-boiler) Ultrafast broadband available (Ofcom), Mobile signal likely available inside with EE and Three, outdoors with all providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Leaving Taunton on Trull Road continue past the village store in Trull and Church Road is the first turning on the left. Number 15 can be identified after a short distance 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
(81-91) B		
(69-80) C		60
(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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