



216 Staple Fitzpaine





# 216 Staple Fitzpaine

Staple Fitzpaine, Taunton, Somerset, TA3 5SP

Taunton Town Centre 5.7 miles

An attached four bedroomed cottage built in blue lias stone with garden, garage and parking in a quiet area within easy reach of Taunton town and transport links. No onward chain.

- Extended and refurbished cottage
- Kitchen/dining room with underfloor heating
- Bathrooms and W.C
- Ample off-road parking
- Council Tax band D
- Four well-proportioned bedrooms
- Sitting room with wood-burning stove
- Detached double garage
- Front and rear gardens
- Freehold

## Offers In Excess Of £450,000

### SITUATION

Staple Fitzpaine is a peaceful and picturesque village, offering a warm community atmosphere and a well-regarded local pub. For wider amenities, the County Town of Taunton is just a short drive away, providing access to major supermarkets, retail stores, restaurants, and excellent transport links including fast trains to London Paddington and the M5 motorway.

The nearby A303 also offers convenient access across southern England.

### DESCRIPTION

A beautifully extended and renovated four-bedroom semi-detached period cottage nestled in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty.

This delightful property combines the character of a traditional cottage with the space and style of a modern family home. Thoughtfully updated and extended by the current owners, it offers a generous layout and picturesque setting just 6 miles from Taunton





## ACCOMMODATION

A bright hallway leads into a charming dual-aspect sitting room, complete with a feature fireplace and a wood-burning stove. A door opens to a utility area offering built-in storage and space for multiple appliances, as well as housing the oil-fired boiler.

At the heart of the home is a spacious kitchen/dining room with a range of modern wall and base units, wood worktops, integrated dishwasher and fridge/freezer, and underfloor heating. French doors open directly onto the south-facing garden, creating seamless indoor-outdoor living. A downstairs WC and washbasin completes the ground floor.

Upstairs, the dual-aspect master bedroom is light-filled and comes with fitted wardrobes and a contemporary en-suite shower room. The second bedroom is another comfortable double, while bedrooms three and four offer ideal space for children, guests, or a home office—bedroom 4 with fitted wardrobes. The family bathroom has been refitted with a modern suite including a bath and plumbing for an electric shower.

## OUTSIDE

To the front, a gravelled driveway provides ample off-road parking, leading to a detached double garage equipped with power and lighting. A garden path takes you to the front garden, which is mostly laid to lawn with mature shrubs and hedging, and a patio area perfect for al fresco dining.

The rear garden is mainly paved for easy maintenance and offers another great space for outdoor entertaining.

## SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. Agent's Note - the first part of the path is shared with the neighbour. Standard broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

On entering the village via Staple Hill the property can be found on the left hand side before The Greyhound Inn 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.

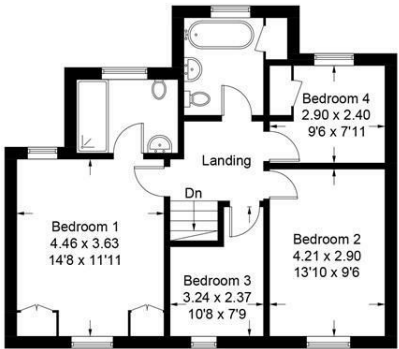


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

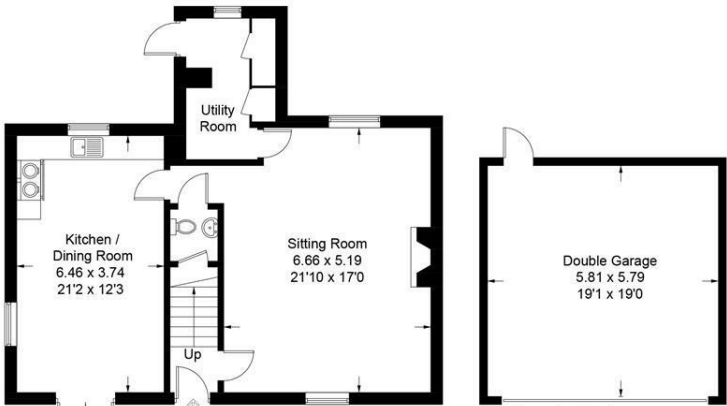
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Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft  
Garage = 33.6 sq m / 362 sq ft  
Total = 154.4 sq m / 1662 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188183)