



Wheatleigh Cottage



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42 Trull Road, Taunton, TA1 4QF

Taunton town centre 0.5 miles, train station 1.4 miles

A three-bedroom, two bathroom semi-detached cottage in need of modernisation with garage, parking and garden

- Period semi-detached cottage
- In need of modernisation
- Two reception rooms
- Private driveway, garage, and parking
- Council Tax band D
- Popular location
- Three bedrooms, two bathrooms
- Large, well-established rear garden
- No onward chain
- Freehold

Guide Price £350,000

SITUATION

Wheatleigh Cottage is situated in a very popular residential area within walking distance of the town centre. It offers stunning rural views over Galmington towards the Brendon, Quantock and Blackdown Hills beyond. Taunton, the County Town, provides a comprehensive range of facilities including a range of shops and an excellent range of schools in both the state and independent sectors. Taunton has good communication links with access to the M5 at Junction 25 on the eastern side of town and there are main line rail links to the rest of the country.

DESCRIPTION

Wheatleigh Cottage is a three-bedroom semi-detached property located just off Trull Road in one of Taunton's most desirable areas. Set within the curtilage of a Grade II listed setting, the home offers excellent views over Galmington and the surrounding hills. The property does need some modernisation, but has huge potential.



ACCOMMODATION

The front door leads into the entrance hallway with stairs leading up, doors to the reception rooms on each side and wooden floor. To the left is a dual aspect living room with fireplace and wet room leading off so could provide a ground floor bedroom if required. To the right is the dining room, with window to the rear and parquet flooring, leading through to the kitchen which has fitted units, double sink unit, space for cooker, space and plumbing for washing machine, windows to two sides and tiled floor.

A door on the half landing gives access to the rear terrace which is elevated with views over the garden and beyond.

To the first floor are three double bedrooms, one of which has potential for an en-suite, and a family bathroom with a storage cupboard on the landing.

OUTSIDE

The property is approached via a private driveway leading to a private courtyard with parking for two cars and single garage. There is side access to the rear garden, which is enclosed and features mature trees, hedges, and shrubs with scope for improvement.

SERVICES

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

DIRECTIONS

From the centre of Taunton proceed out of town on Trull Road and just before the mini roundabout bear right into Wheatleigh Close, fork immediately left and Wheatleigh Cottage can be identified directly in front of you.



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		
(55-68) D	48	
(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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