



Southdene



STAGS

Southdene Staplehay

Trull, Taunton, TA3 7HT

Taunton 2.25 miles. M5 (J25) 5 miles

A beautifully presented four-bedroom energy efficient family home, situated in the ever popular village of Staplehay, with level gardens and garaging

- Sought after location
- Three reception rooms
- Four double bedrooms, master en-suite
- Parking for three cars
- Council Tax band G
- Kitchen/breakfast room
- Conservatory and utility room
- Detached double garage en-suite
- Private gardens
- Freehold

Guide Price £650,000

SITUATION

Staplehay is situated approximately 2.25 miles south of the County Town of Taunton and is considered to be one of the most desirable residential areas. The adjoining village of Trull boasts a variety of amenities, including primary schooling, recreational facilities, village stores, and a pub. For those with walking and riding interests, the property is situated near the Blackdown Hills.

Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse. There is easy access to the M5 via junction 25 and regular rail services to London from Taunton Station.

DESCRIPTION

Southdene is an executive-style detached residence, sitting in an elevated position within its spacious plot, enjoying superb views and plenty of natural light. Built in 2004, the property has mellow brick elevations under a pitched tiled roof with good energy efficiency with solar panels and under floor heating throughout. Extending to over 2,100 sq ft, the house is beautifully presented and provides spacious and well-planned accommodation throughout. Outside, there is ample off-road parking, a double garage, and a level garden.



ACCOMMODATION

The front entrance leads into a generous reception hall with stairs rising to the first floor and doors to reception rooms. To the right is the generous sitting room which is triple aspect with fireplace and inset gas fire, double doors to the rear garden and double doors to the dining room. The dining room is another generous room with double doors leading to the conservatory and kitchen/breakfast room. The conservatory is to the rear of the house with glass on two sides and double doors out onto the garden. The dual aspect kitchen/breakfast room is fitted with a wide array of wall and base units, integral double oven, electric hob with extractor hood over and sink unit. There is a separate utility room with units to both sides with sink and plumbing and space for washing machine and tumble dryer and door to outside. There is also a separate cloakroom with wc and wash basin. To the front of the house is a snug which would also make an ideal study to allow for home working with bay window overlooking the front garden and driveway.

To the first floor there is a central galleried landing with doors off leading to four double bedrooms, the master has an en-suite shower room with wc and built in wardrobes, and a family bathroom with bath, separate shower, wc and wash basin.

OUTSIDE

To the front the property is approached over a tarmac driveway edged with low stone walling and parking and turning for several vehicles leading to the double garage. The front garden is laid mainly to lawn with herbaceous borders to the edge with a further deep planted flower bed to the right hand side. There is gated access to the rear to each side of the house.

An area of paving continues around the back of the house with patio area accessible from the sitting room and conservatory, low stone retaining wall with a planted border and then lawn over the remainder of the garden with edging borders and former vegetable area with greenhouse.

SERVICES

Mains drainage, gas, electricity, water. Gas fired central heating with under floor heating throughout. 18 x solar panels benefitting from a feed in tariff. Ultrafast broadband available (Ofcom), mobile signal likely available indoors with EE and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the appliances.

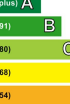

DIRECTIONS

From the centre of Taunton, head south along Trull Road. Continue through the village of Trull to Staplehay and Southdene will be found on the left, shortly after Staplehay garage.



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	86
(81-91) B			
(69-80) C			
(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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