



Spillfeathers





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5 Lawn Road, Staplegrove, Taunton, TA2 6EH

Taunton 2 Miles, Wellington 7 Miles

A spacious three bedroomed detached chalet style bungalow in need of general updating situated in a mature garden offering potential to extend/modernise subject to necessary planning consent.

- Spacious detached chalet style bungalow
- Mature gardens
- Fitted kitchen
- Separate dining room
- Council Tax band E
- Located in sought after village
- Living room with minster stone fireplace
- Three bedrooms, bathroom
- Driveway, parking and garage
- Freehold

Guide Price £475,000

## SITUATION

Spillfeathers is conveniently located in Staplegrove, which is within a few minutes drive of Taunton town centre. The local area has plenty of facilities, primary and secondary schooling all within a short distance. Taunton, the County town is the home of Somerset County Cricket Club and has many other sporting facilities including golf courses and gyms nearby. There is a mainline railway station with direct links to London Paddington in 1 hour 45 mins. Junction 25 of the M5 motorway also provides fast and easy access south to Exeter and north to Bristol as well as London via the M4.

## DESCRIPTION

Spillfeathers is a spacious three bedroomed detached chalet style bungalow which is situated on a wonderful plot located in the sought after village of Staplegrove. The property is now in need of modernisation to create a wonderful property which could be extended/modernised to create a superb family home





## ACCOMMODATION

The accommodation includes a door to entrance hallway with stairs to first floor, a door to storage cupboard, door to reception rooms and downstairs bathroom with fitted bath, wc and washbasin. The kitchen is fitted with a range of oak fronted wall and base units with integrated appliances including dishwasher, built in double oven, works surfaces with electric hob with extractor hood over and double aspect windows. The sitting room centres upon a minster stone fireplace and has sliding patio doors opening out onto the rear garden. There is a separate dining room with parquet flooring and window overlooking the garden.

The ground floor bedroom has a range of built in wardrobes with shelf and hanging space, an en-suite shower room with shower, washbasin and wc, and a window overlooking the rear garden. On the first floor there are two good sized bedrooms both having fitted cupboards providing eaves storage and windows overlooking the front and rear gardens.

## OUTSIDE

The property is approached via double wrought iron gates which open onto a tarmac driveway with access to a single detached garage with up and over door. There is access to a courtyard. A gravelled area leads onto a paved pathway which extends to a rear terrace. The gardens are a delightful feature of the property and are predominantly laid to lawn and are enclosed by a range of mature shrubs and specimen trees.

## SERVICES

Mains drainage, gas, electricity and water. Gas fired central heating. Superfast broadband available (Ofcom), mobile signal likely available indoors with O2 and Vodafone, outdoors with all providers (Ofcom). Please note the agents have not inspected or tested the services.

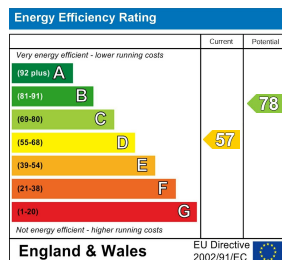
## DIRECTIONS

From the centre of Taunton proceed out of town along Staplegrove Road, at the Staplegrove post office turn right into Manor Road. Follow this road over speed bumps taking the second turning on the left hand side into Lawn Road and No5 can be identified after a short distance on the left hand side.





A modern bathroom with white wall tiles, a white pedestal sink with a chrome faucet, a white vanity unit with chrome handles, and a chrome towel rack on the left. A window is visible above the towel rack.



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