



Elm House



Elm House

Staplehay, Trull, TA3 7HE

Taunton Town Centre 2.2 miles

A charming double fronted Georgian house offering well proportioned accommodation situated in the popular village of Staplehay including enclosed rear gardens and off-road parking

- Charming Georgian house
- Fitted kitchen
- Three bedrooms
- Garden and garage
- Council Tax band E
- Two reception rooms
- Conservatory
- Two bathrooms
- Off road parking space
- Freehold

Guide Price £525,000

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

Elm House is an impressive double fronted Georgian house situated in an elevated position within the centre of Staplehay. The house has well proportioned accommodation arranged over two floors, has been well maintained by the current owners and retains many original features. The house has gardens to the front and rear and includes an off road parking space and garage.



ACCOMMODATION

An entrance porch leads into an entrance hallway with stairs to the first floor and doors to reception rooms. The sitting room centres upon an open fireplace with inset woodburning stove, door to conservatory, front aspect double glazed sash window. The second reception room again centres upon an open fireplace with slate hearth, front aspect double glazed sash window and double doors through to the fitted kitchen. The kitchen is fitted with a range of matching high gloss fronted wall and base units, A chimney breast recess with inset range cooker, a single drainer ceramic sink, wooden worktops, and range of fitted cupboards with tiled floor and double glazed sash window to the rear. An opening leads through to the utility room which has plumbing and space for washing machine, space for tumble dryer and fitted cupboards and door to downstairs shower room with shower, wc and washbasin with cupboard under and double glazed window to the rear. The conservatory is a wonderful feature of the property and enjoys wonderful views over the garden with double doors opening onto the rear terrace.

On the first floor there are three good sized bedrooms, all with double glazed windows. The bathroom has a bath with shower over, wc and washbasin with cupboard under.

OUTSIDE

To the front of the property there is a low stone wall with neatly trimmed hedge with path to the front door. The rear garden is a particular feature of the property and includes a paved terrace with pergola. The main area of garden is laid to lawn enclosed by wooden fencing panels. There is a garage and off road parking for one vehicle.

SERVICES

Mains drains, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the appliances.

DIRECTIONS

Leaving Taunton on Honiton Road proceed south through Trull and into Staplehay. Take the right hand turn into Sweethay Lane just after the garage and Elm House can be found on the left hand side identifiable by a 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		
(81-91) 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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