



196 Thurlbear Road





# 196 Thurlbear Road

Thurlbear, Taunton, Somerset, TA3 5DQ

Taunton Town Centre 3.5 miles

A beautifully presented semi-detached cottage with many original features and contemporary extension set in approximately 0.3 acres of gardens.

- Period semi-detached cottage
- Contemporary kitchen/dining/family
- Lounge
- Two Double Bedrooms
- Study and utility room
- Double Garage, Workshop & Storage Areas
- Ample Off-Road Parking
- Generous garden
- Council Tax band D
- Freehold

Guide Price £475,000

## SITUATION

Positioned just south of Taunton, 196 Thurlbear offers the tranquility of rural living with the convenience of town access. The property is near the Taunton Polo Ground and popular countryside walking routes, including the Herepath trail. Taunton itself offers a wide array of amenities, access to the M5 (J25), and a mainline rail station with direct routes to London, Exeter, and Bristol.

## DESCRIPTION

Nestled in the heart of the picturesque Somerset countryside, this beautifully presented two-bedroom semi-detached cottage blends period elegance with modern comfort. Set on approximately 0.30 acres, the home enjoys a generous garden, with far reaching views over the surrounding countryside, and excellent access to both Taunton town centre and countryside walks.





## ACCOMMODATION

Enter through the enclosed porch into a light sitting room with original pine flooring and a wood-burning stove. This leads through to the dining area with door to the study and featuring staircase access to the upper floor and opens into the stunning, recently fitted kitchen extension with an orangery feel, Corian worktops, and bi-fold doors opening out to the garden with high skylight. The integral appliances include an induction hob with extractor hood over, oven, microwave, and dishwasher.

A separate utility room offers further functionality, with sink, plumbing for washing machine, space for tumble dryer and American style fridge/freezer, and rear garden access. A door leads through to a cloakroom/WC.

On the first floor the landing leads to a dual-aspect master bedroom with a walk-in wardrobe, alongside a second double bedroom and a modern shower room featuring a walk-in shower, WC, and basin.

There is scope for a loft conversion, if desired, subject to planning permission, with a generous attic with dormer window to the front and window to the gable end.

## OUTSIDE

The generous and versatile garden is securely fenced and mainly laid to lawn with mature shrub and herbaceous planting and raised beds. There is a pond, concrete hardstanding & log store. The garden enjoys views to the rear over the neighbouring fields and beyond.

The driveway provides ample parking and leads to double garage and workshop, ideal for hobbies or storage.

## SERVICES

Mains electricity, water. Private drainage. Oil fired central heating throughout - underfloor heating in the extension. Standard broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Leaving Taunton on Shoreditch Road continue over the motorway and take the first left, follow this road past Taunton Polo Club and the property can be found after a short distance 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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