



St Kildas



STAGS

St Kildas

84 Staplegrove Road, Taunton, Somerset, TA1 1DJ

Taunton Town Centre 0.5 miles

An elegant Grade II Listed five bedroom, three reception room, family home retaining many original features with the benefit of off road parking

- Convenient town location
- Double fronted period house
- Three reception rooms
- Garden and off road parking
- Council Tax band D
- Grade II Listed
- Five double bedrooms, one en-suite
- Fitted kitchen and utility
- No onward chain
- Freehold

Guide Price £450,000

SITUATION

The property is situated on the northern side of Taunton ideally located on the edge of the vibrant town centre and within walking distance of French Weir Park and local amenities. Taunton School and the Nuffield Hospital are also easily accessible. The town centre offers a comprehensive range of recreational and scholastic facilities as well as great communication links. There is a mainline railway station, whereby London Paddington can be reached in less than two hours and J25 of the M5 motorway interchange is close by. Being on the northern side of Taunton means there is easy access to the Quantock Hills, the first area of outstanding natural beauty in the country. The Quantock Hills offer many outdoor pursuits, including walking, horse riding, biking and much more.

DESCRIPTION

The property benefits from generous living spaces across three floors. While some areas would benefit from modernisation, the property presents an excellent opportunity to enhance its historic elegance and create a lovely family home with many original and character features throughout.



ACCOMMODATION

From the front you enter into a generous entrance porch with ornate tiled flooring and a stained glass door leading to the dining room. The dining room centres upon a charming fireplace with a stone surround, a large bay window with electronic roller blinds, and exposed wooden flooring that extends into the lounge, hallway and snug. The lounge is a spacious living area with an original Georgian ceiling with classical mouldings and coving, and a fireplace with stone surround and a large bay window to the front. The snug/breakfast room is a cosy yet versatile third reception room with a wood-burning stove - an open access leads from here into the kitchen. The kitchen offers solid wood cabinetry with granite worktops, a large corner larder cupboard, and recessed spaces for an electric cooker and fridge/freezer. There is a separate utility area which includes plumbing for a washing machine and tumble dryer, alongside a wall-mounted gas boiler and WC.

To the first floor there are three spacious bedrooms (one with ensuite bathroom), a family bathroom which includes a corner bath with a wall-mounted shower over and a separate WC with washbasin and stained glass window. To the second Floor there are a further two bedrooms.

OUTSIDE

To the front the garden is laid to lawn with a concrete pathway leading to the front door. To the rear the garden is an L-shaped space laid with patio and lawn, complete with a charming timber-and-glass pergola. Double gates open onto Linden Grove, providing private parking for up to two cars with further permit parking available on Linden Grove.

SERVICES

Mains drainage, gas, electricity. Gas and electric heating with open fires and dual fuel woodburner. Ultrafast broadband available (Ofcom), Mobile signal likely available (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of town head north along North Street, over the River Tone and fork left at the second set of traffic lights into Staplegrove Road where the property can be found on the right hand side after a short distance identifiable by the 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		79
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

Approximate Gross Internal Area = 239.5 sq m / 2578 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168384)