



16 Manor Drive



16 Manor Drive

, Taunton, TA1 4RR

Taunton Town Centre 0.7 miles

A superbly presented, well proportioned, detached chalet style house offering versatile accommodation arranged over two floors with garage, off road parking and landscaped gardens situated in one of Taunton's most popular locations

- Beautifully presented throughout
- Sitting room
- Three first floor bedrooms, master with en-suite
- Off road parking and attached garage
- Superb location
- Open plan kitchen/dining room
- Ground floor bedroom with en-suite
- Family bathroom
- Landscaped rear gardens
- Council Tax band E, Freehold

Guide Price £550,000

SITUATION

The property is located within the much favoured Parkfield area and enjoys a delightful situation. There are good sized gardens to the rear, which enjoy views towards the Quantock Hills in the distance. Local schools nearby include Parkfield Primary School, Castle School, Somerset College and Queens College. Musgrove Park Hospital is within walking and the town is a short drive. The County town has a range of shopping, leisure and recreational facilities with access to the M5 motorway at Junction 25 and a mainline railway link

DESCRIPTION

16 Manor Drive is an impressive detached chalet style house which was renovated nearly 10 years ago to a high standard. The accommodation offers versatility and the property is beautifully presented throughout. There is off street parking and gardens to the front of the property, single garage and to the rear of the property the gardens have been landscaped.



ACCOMMODATION

The door, to the side of the property, leads to a wide entrance hallway with oak flooring which extends throughout the entrance hall. There is a beautiful oak turning staircase leading to the first floor with door to downstairs wc, door to utility room. The sitting room is a wonderfully light and spacious room which centres upon an open fireplace and has double doors leading out to the rear terrace. The open plan kitchen/dining room includes a range of Shaker style wall and base units, integrated appliances, oak worktops with inset sink with mixer tap, plumbing and space for dishwasher, island unit and space for cooker with extractor hood over, oak floor and door with windows overlooking the rear garden.

The ground floor bedroom has window to front, door to the en-suite shower with enclosed shower cubicle, washbasin with unit under. There is also a separate wc/cloakroom and a useful utility room with door to the rear garden.

On the first floor are three bedrooms, the master bedroom has twin Velux windows and window to rear, door to en-suite with double enclosed shower, wash basin and wc. There is a family bathroom with bath, washbasin and wc and two further bedrooms which are both a good size.

OUTSIDE

To the front of the house there is a low brick wall, access to two gravelled parking areas and a central planted border with herbaceous plants and shrubs. A pathway extends to the side of the house to the front door where there is a low planted flower border. The rear gardens include a paved patio area opening on to a main area of garden which is laid to lawn with deep planted borders. There is a summerhouse, greenhouse and timber shed with area to the side of the property which includes storage shed and paved terrace.

SERVICES

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

DIRECTIONS

From the centre of Taunton proceed out on Trull Road taking the second turning right into Manor Drive and the property can be identified on the left 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		

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

