



COMING SOON



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, , TA1 1RZ

An exceptional, detached, newly built property with both Georgian and Victorian influences - situated in an enviable position next to the church in Staplegrove village the property will be finished by mid October. VIEWINGS STRICTLY BY APPOINTMENT ONLY via the agent

- New build with both Georgian and Victorian influences
- Open plan kitchen/living/dining room
- Master suite with en-suite and dressing room
- Double garage and parking
- Council Tax band TBC
- Spacious, high quality accommodation
- Three further reception rooms
- Four further bedrooms, two en-suite
- Gardens to side and rear
- Freehold

Guide Price £1,100,000

DESCRIPTION

An exceptional detached property - Georgian and Victorian influences throughout, newly built with the emphasis on high end finishes and impressive attention to detail - situated in an enviable position next to the church in Staplegrove village.

The house offers spacious accommodation arranged over two floors and boasts air source heat pump and underfloor heating to both floors.

The ground floor features an entrance hall, open plan kitchen/dining room with doors opening out onto the garden. There are three further reception rooms - a family room, study, and large double aspect lounge, a shower room with wc and a utility room.

On the first floor are five bedrooms in total; the master bedroom with en-suite and dressing room, a further two bedrooms with en-suite shower rooms and a family bathroom.

Externally there is a driveway and parking leading to a newly built attached double garage. The gardens extend to the side and rear of the house.

AGENT'S NOTE



Please note that the photographs shown contain some computer generated images due to the unfinished nature of the project.

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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