



49 Grove Gate



STAGS

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Staplegrove, Taunton, TA2 6DE

Taunton Town Centre 2 miles

A beautifully presented, four bedroom family home offering spacious and flexible living accommodation arranged over three floors with garden and parking in popular Staplegrove

- Popular location
- Fitted kitchen
- Four bedrooms, master en-suite
- Garden and off road parking for two cars
- Council Tax band B
- Three storey semi-detached
- Sitting/dining room
- Family bathroom
- No onward chain
- Freehold

Guide Price £300,000

SITUATION

The property is situated in Grove Gate, a modern development of 2, 3 and 4 bedroom homes just over 2 miles out of Taunton town centre. It is well situated, being a short walk/drive from a good range of day-to-day amenities including a convenience store, primary school, post office and public house. A larger range of leisure, shopping and scholastic amenities can be found in the county town's centre which also has great travel links for commuters via junction 25 or 26 of the M5 motorway or through the mainline intercity railway station which goes to London Paddington in just over 2 hours.

DESCRIPTION

This beautifully presented, four bedroom family home offers spacious and flexible living accommodation which is arranged over three floors with garden and parking. The property was built in 2014 by Messrs Crest Nicholson. There is double glazing throughout and gas fired central heating and the property is being sold with no onward chain.



ACCOMMODATION

The accommodation comprises an entrance hallway with useful coat hanging/storage area to the left, stairs leading up to the first floor, and the kitchen on the right. The kitchen is fitted with a selection of matching wooden fronted wall and base storage units, roll edge work surfaces, stainless steel sink with hot and cold mixer tap, integrated electric with four ring gas hob and extractor hood over plus an integrated fridge/freezer and space for washing machine and dishwasher.

The sitting/dining room is located to the rear of the house with a window and double doors onto the rear garden and access to a useful under stairs storage cupboard.

On the first floor there are three bedrooms and a family bathroom. Stairs lead up to the second floor with a large master bedroom with an en-suite shower room and storage alcove.

OUTSIDE

Externally, the rear garden has been landscaped with a patio and steps leading down to a rear access gate. The garden is mainly laid to lawn with herbaceous border and a useful storage shed. The property has off road parking for two cars and a small front garden planted with shrubs.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal available inside and out (Ofcom). Please note the agents have not inspected or tested the services.

There is a monthly management fee of £13.32 payable for the communal areas of the development.

DIRECTIONS

From Taunton town centre, head out of town passing Debenhams and over the bridge into Bridge Street. At the traffic lights proceed straight over leading into Staplegrove Road. At the roundabout take the left hand turning, passing Taunton School and turn left into Bindon Road. At the end of the road turn right on to Silk Mills and take the next right turning into Grove Gate. Follow the road round to the left where the property will be located on the left-hand side, clearly marked via 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		
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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