



10 Haines Hill



**STAGS**

# 10 Haines Hill

, Taunton, TA1 4HW

Taunton Town Centre 1 mile

An individual detached house situated in one of Taunton's most sought after locations

- Substantial detached house
- Kitchen/breakfast room/Utility room
- Well proportioned accommodation
- Garage with craft room above
- Council Tax band F
- 4 bedrooms (principal ensuite)
- 4 reception rooms
- Gardens with off road parking area
- Sought after location
- Freehold

## Offers In Excess Of £650,000

### SITUATION

10 Haines Hill is situated in an enviable situation with outlook over its front garden within one of Taunton's most popular residential areas, Haines Hill. Whilst enjoying the quiet setting the property is also within walking distance of the well known Vivary Park with its large expanses of lawns, flowers, gardens, golf course and ponds. Likewise the town centre is within walking distance with a wide range of well known high street shops. Taunton also includes the Somerset County Cricket ground, Taunton race course, Brewhouse theatre and excellent communication links with a main line railway station and access to the M5 motorway Junction 25 and 26.

### DESCRIPTION

10 Haines Hill is an impressive detached house which has been extended over the years to provide well proportioned accommodation arranged over two floors. The house is set on a good sized plot with substantial off road parking area and garage to the front with an area of garden, further patio to the rear and garage with room above.



## ACCOMMODATION

The accommodation comprises a spacious entrance hallway with doors providing access to the cloakroom, dining room and sitting room, and stairs rising to the first floor. The cloakroom includes wc and washbasin, the dining room and sitting room interconnect with full height glazed windows and double doors opening to the garden. The sitting room centres upon a stone fireplace with inset gas fire, along with a door opening to the study with windows overlooking the garden.

The kitchen/breakfast room is fitted with matching wall and base units with roll edge work surfaces, double electric oven, space and plumbing for dishwasher plus space for an under counter fridge. Beyond the kitchen is a door to the utility with further range of units, space and plumbing for washing machine and door the outside, integral garage with up and over door and separate cloakroom. There is also a store room with staircase rising to the craft room.

On the first floor there are four bedrooms, the principal bedroom includes an en suite shower room, and a family bathroom suite.

## OUTSIDE

Externally there are gardens to both the front and rear which are laid to lawn with patio and provide a good degree of privacy. There are a number of planted borders and specimen trees and shed with electric. Adjoining the property is the single garage with electric light and power and electric roller door. To the front of the garage is a good sized driveway providing off road parking for a number of vehicles.

## SERVICES

Mains drainage, water, electricity, gas. Gas central heating. Ultrafast broadband available (Ofcom - Jurassic fibre currently connected), Mobile signal likely outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed along Corporation street in a southerly direction passing County Hall on the left after filtering off left proceed ahead signposted to Trull and Wellington Hill. Proceed along Trull Road and at the mini roundabout proceed straight ahead taking the next turning left into Haines Hill and number 10 can be identified on the right hand via 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) <b>A</b>                          |           | <b>77</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>64</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

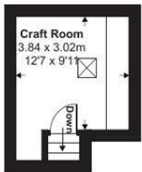
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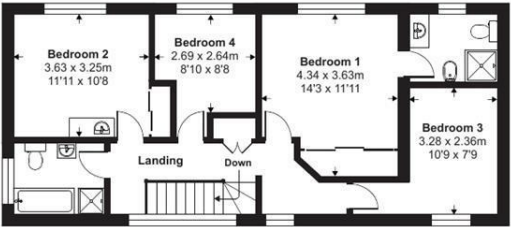


Approximate Area = 2165 sq ft / 201.1 sq m (includes garage)

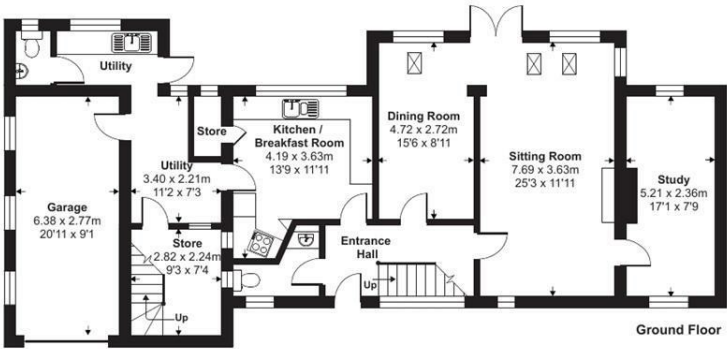
For identification only - Not to scale



First Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1372454



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