



FOR SALE

Guide Price £350,000

Staplegrove Road,



Staplegrove Road, Taunton

A detached 3 bedroom family home in a sought-after location, available with no onward chain, offering a sitting room, dining room, kitchen/breakfast room, utility room, downstairs shower room, upstairs bathroom, double glazing, gas central heating, parking, fully enclosed garden and a double garage, the garden extends further to a patio and storage area.





Accommodation

A double glazed front door opening to:-

Entrance Porch

With a double glazed window to the garden, feature tiled floor and further door to:-

Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light, doors to:-

Dining Room

c.13' x 11'10 (3.96m x 3.62m)

With a double glazed window to the front aspect, double glazed patio doors to the side aspect, radiator, coating to the ceiling, ceiling light and serving hatch from the kitchen.

Sitting Room

c.13' x 11'11 (3.69m x 3.63m)

With glazed doors obtaining borrowed light from the conservatory, radiator, picture rail, coving to the ceiling, ceiling light.

Conservatory

c.9'2 x 6'6 max (2.79m x 1.48m)

With double glazed windows to the rear and side aspects, laminate floor, ceiling light.





Kitchen/Breakfast Room

c.13' x 10'5 (3.96m x 3.17m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with granite working surfaces incorporating a 1&1/4 bowl sink unit with mixer tap, feature tiled floor, breakfast bar, radiator, built-in electric double oven and 4 ring hob with extractor cooker hood over, tiling to splash prone areas, built-in fridge, display cabinet, ceiling light, door to:-

Inner Hallway

With a built-in storage cupboard, ceiling light, doors to:-



Utility Room

c.15'4 x 4'10 (4.67m x 1.47m)

With double glazed windows to the side and rear aspects, double glazed doors to the rear aspect, feature tiled floor, a range built-in storage cupboards with working surfaces incorporating a single bowl sink unit with mixer tap, space and plumbing for a washing machine, radiator, tiling to splash prone areas, wall light.

Shower Room

With 2 double glazed Velux windows, fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, feature tiled floor, tiling to splash prone areas, heated towel rail and a wall light.



Landing

With a double glazed window to the side elevation, storage cupboard housing the wall mounted gas boiler for the hot water and central heating, doors to:-

Bedroom 1

c.13' x 11'10 (3.96m x 3.62m)

With 2 double glazed windows to the side elevation, radiator, feature Victorian fireplace, ceiling light.

Bedroom 2

c.12'11 x 12'1 (3.93m x 3.68m)

With 2 double glazed windows to the side elevation, radiator, ceiling light.

Bedroom 3

c.13'1 x 7'5 (3.98m x 2.26m)

With a double glazed window to the side elevation, radiator, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation a suite comprising of a bath, vanity wash hand basin with storage under, close coupled WC, tiling to splash prone areas, radiator and to wall lights.



Outside

The property is approached via a pathway through the front garden which is enclosed and laid to lawn, with flowerbeds housing a variety of mature trees, shrubs and flowers, there is a driveway to the side of the property giving access to a double garage, and the garden then wrapped round side and the rear of the property and is laid mainly to lawn, with raised deck areas and patio with a large variety of mature trees, shrubs and flowers.

Council Tax Band: - D

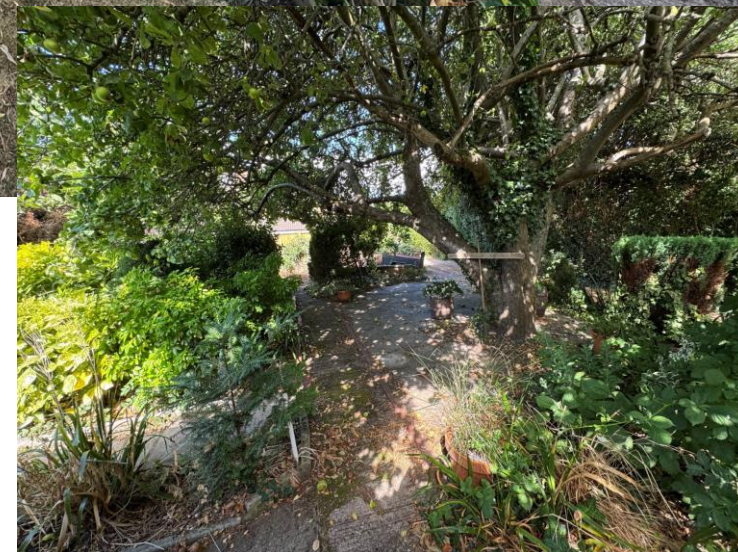
Construction: - Rendered brick under a tiled roof.

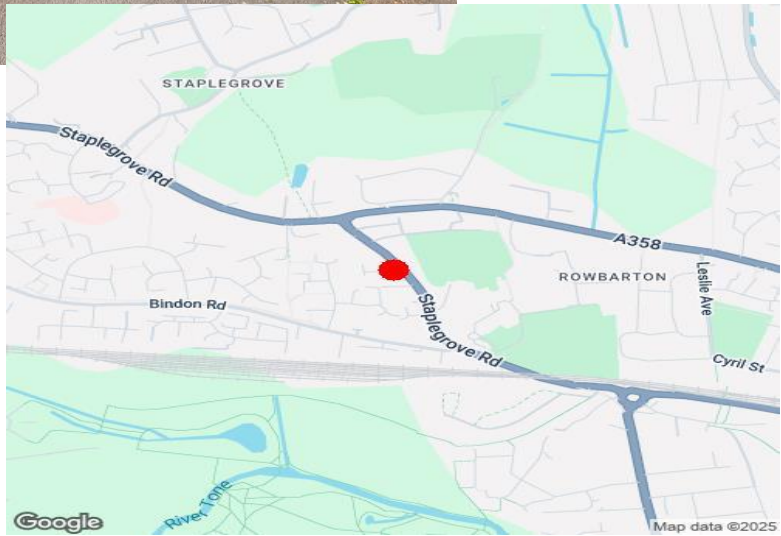
Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Staplegrove Church School.

Secondary School Catchment :- Taunton Academy.

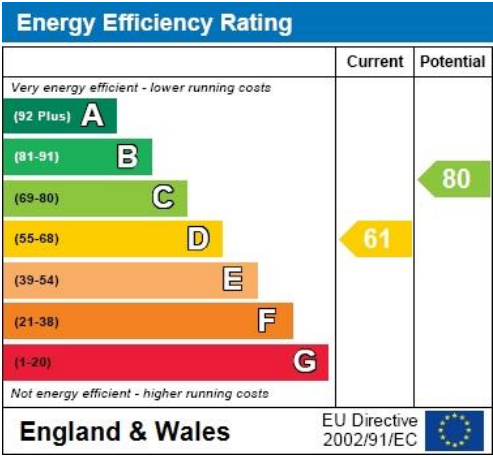




Directions

Head out of Taunton on Staplegrove Road and the property will be found on your left hand side before the second roundabout.

N Miss Thom



Staplegrove Road, Taunton



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

