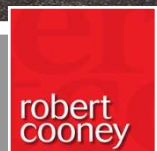




33 Haines Park Taunton TA1 4RQ





Situated in this most popular location just 1 mile from the town centre and within Castle School catchment is this immaculately presented extended detached 4 bedroomed family home with 3 reception rooms, enclosed West facing garden to rear, garage and driveway parking for several cars.





Features

- Entrance Hall
- Lounge
- Living Room with door to garden
- Dining Room
- Fitted Kitchen
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 Further Bedrooms, Bedrooms 2 and 3 with fitted wardrobes
- Family Bathroom

- Enclosed West facing garden to rear
- Garage and driveway parking for several cars

- Gas central heating
- Double glazing
- Castle School catchment

- Council tax band E

- What3words:
///putty.slams.tens







Haines Park is situated about 1 mile from the town centre and within walking distance of Vivary Park.

Taunton, the County town of Somerset, is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



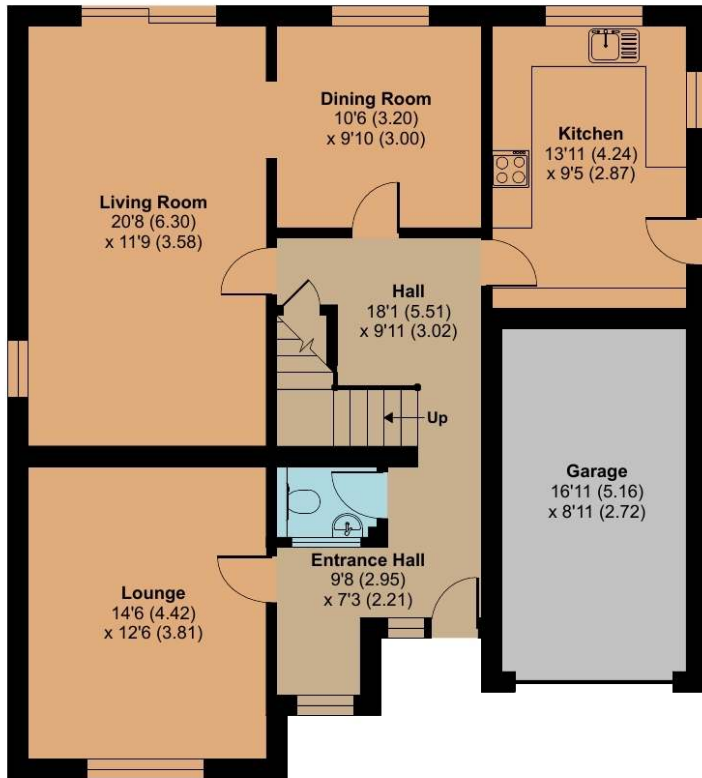
33 Haines Park, Taunton, TA1 4RQ

Approximate Area = 1571 sq ft / 145.9 sq m

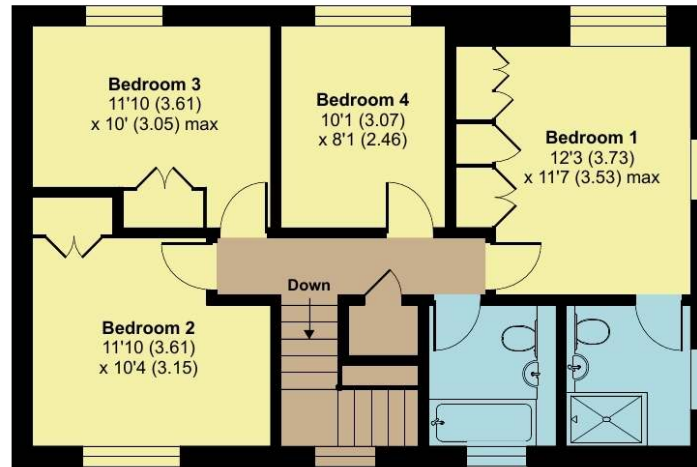
Garage = 155 sq ft / 14.4 sq m

Total = 1726 sq ft / 160.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Robert Cooney. REF: 1115517



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

robert
cooney

