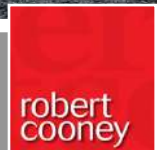




37 South Road Taunton TA1 3DU





One of the finest examples of a fully renovated Grade II Listed Georgian townhouse retaining original period features including cornicing, fanlight front door and cantilever staircase, now sympathetically juxtaposed with contemporary styling and fully modernised utilities throughout resulting in a superb family home situated just to the South of the centre of town and within easy walking distance.





Features

- Entrance Hall with original fanlight front door and cantilever staircase
- Drawing Room with woodburner, ceiling cornicing, original mirror and working shutters
- Living Room with original 1860 marble fireplace and working shutters
- Snug / Study with Heta multi fuel stove, original flagstones and door to garden
- Open plan split level fitted Kitchen / Dining Room with rooflight, Falcon Range cooker, Aga fridge/freezer, double Belfast sink, central island, sliding doors to garden and underfloor heating in dining area
- Utility Room
- Cloakroom
- Rear Hall with door to cellar and second staircase
- Master Bedroom
- Bathroom with roll top bath and separate shower
- 3 further double Bedrooms, Bedroom 2 with fitted wardrobes
- Shower Room
- Established enclosed South-West facing walled garden with Wood Store and Shed
- Garage
- Ample driveway parking
- Gas central heating
- 3 amp circuit for lighting
- Council tax band G
- What3words: //critic.goal.thank







South Road is within a few minutes' walk of the centre of Taunton, the County Town of Somerset. The town 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 Bishops Fox's School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



37 South Road, Taunton, TA1 3DU

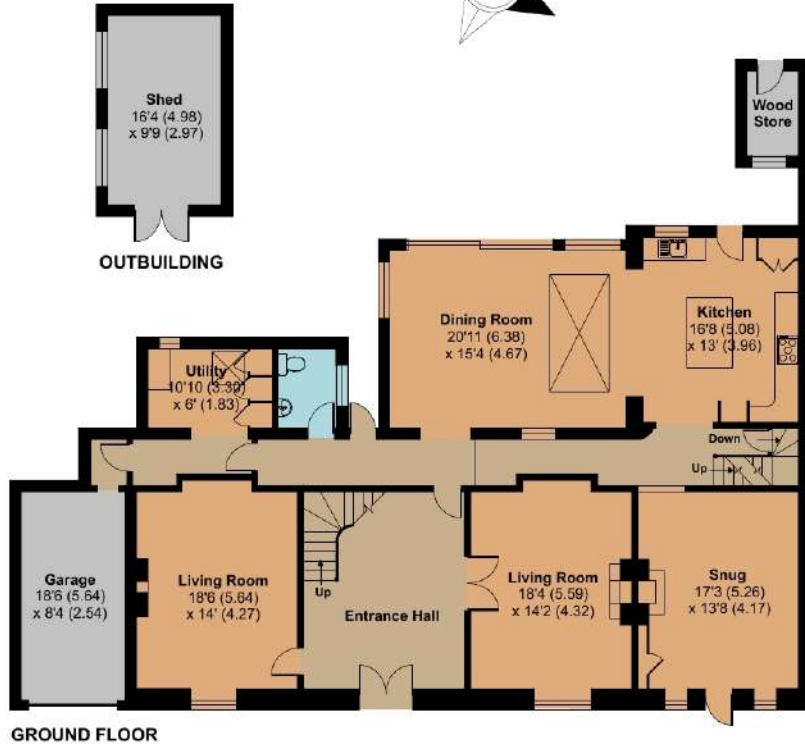
Approximate Area = 3720 sq ft / 345.5 sq m

Garage = 161 sq ft / 15 sq m

Outbuilding(s) = 192 sq ft / 17.8 sq m

Total = 4073 sq ft / 378.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1184151

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

**robert
cooney**

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.

