



Swanmore Staplehay, Taunton TA3 7HF

robert
cooney



A rare opportunity to acquire a well presented 5 double bedroomed detached period family home arranged over three floors and amounting to over 3750 sq. ft. in total with enclosed South and East facing mature and private garden of over 0.4 acre, double garage and ample driveway parking.





Features

- Entrance Hall
- Lounge with French doors to garden
- Dining Room with door to garden
- Living Room with French doors to garden
- Fitted Kitchen / Breakfast Room
- Office / Study
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Bathroom
- 3 further double Bedrooms, Bedroom 2 with fitted wardrobes
- Family Bathroom with separate shower
- Bedroom 5 on 2nd floor
- Useful Loft Room
- Storage
- Enclosed South and East facing garden to rear of 0.4 acre
- Double Garage and ample driveway parking
- Gas central heating
- Double glazing
- Owned Solar Panels generating approximately £2,000 pa
- Castle School catchment
- Council tax band C
- What3words:
///showed.professed.bound







The nearby village of Trull provides excellent amenities all within walking distance including parish church, thriving shop, popular local pub, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre.

Taunton, situated within 2 miles 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.



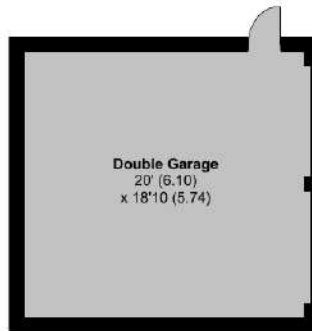
Swanmore, Staplehay, Trull, Taunton, TA3 7HF

Approximate Area = 3371 sq ft / 313.1 sq m (excludes storage)

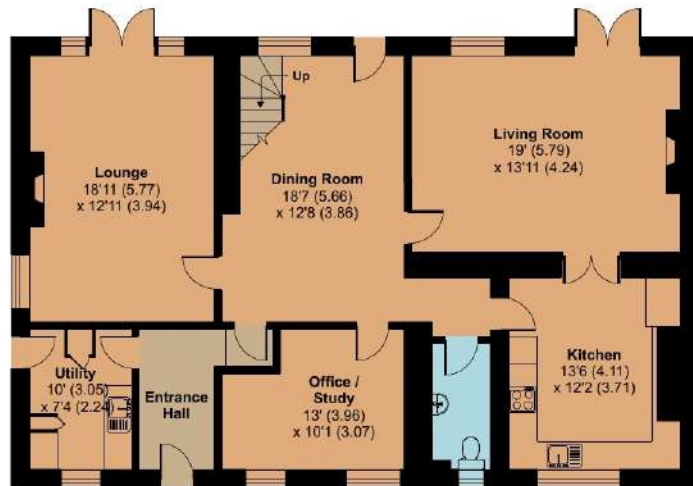
Garage = 380 sq ft / 35.3 sq m m

Total = 3751 sq ft / 348.4 sq m

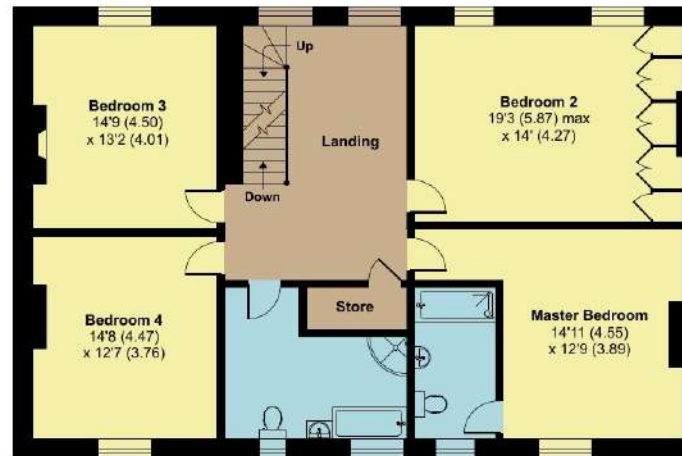
For identification only - Not to scale



SECOND FLOOR



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1240888



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**

