



Spillfeathers



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5 Lawn Road, Staplegrove, Taunton, TA2 6EH

Taunton 2 Miles, Wellington 7 Miles, Bristol 50 miles

A spacious three bed roomed detached chalet style bungalow situated in a mature garden in an excellent location with versatile accommodation.

- Spacious detached chalet style bungalow
- Located in sought after village
- Driveway, parking, garage and mature gardens
- Living room with minster stone fireplace
- Fitted kitchen
- Three bedrooms, Two bathroom
- Separate dining room
- No onward chain
- Council Tax band E
- Freehold

Guide Price £425,000

SITUATION

Spillfeathers is conveniently located in Staplegrove village, on a quiet residential road, which is within a few minutes drive of Taunton town centre. The local area has plenty of facilities, primary and secondary schooling all within a short distance and a shop, post office and bus stop all within walking distance. Taunton, the County town is the home of Somerset County Cricket Club and has many other sporting facilities including golf courses and gyms nearby. There is a mainline railway station approximately 5 minutes drive away with direct links to London Paddington in 1 hour 45 mins and Bristol in 35 minutes. Junction 25 of the M5 motorway also provides fast and easy access south to Exeter and north to Bristol as well as London via the M4.

DESCRIPTION

Spillfeathers is a spacious three bed roomed detached chalet style bungalow which is situated on a wonderful plot located in the sought after village of Staplegrove. The property has versatile accommodation in an excellent location with no onward chain.



ACCOMMODATION

The accommodation includes a door to entrance hallway with stairs to first floor, a door to storage cupboard, door to reception rooms and downstairs bathroom with fitted bath, wc and washbasin. The kitchen is fitted with a range of oak fronted wall and base units with integrated appliances including dishwasher, built in double oven, works surfaces with electric hob with extractor hood over and double aspect windows. The sitting room centres upon a minster stone fireplace and has sliding patio doors opening out onto the rear garden. There is a separate dining room with parquet flooring and window overlooking the garden.

The ground floor bedroom has a range of built in wardrobes with shelf and hanging space, an en-suite shower room with shower, washbasin and wc, and a window overlooking the rear garden. On the first floor there are two good sized bedrooms both having fitted cupboards providing eaves storage and windows overlooking the front and rear gardens.

OUTSIDE

The property is approached via double wrought iron gates which open onto a tarmac driveway with access to a single detached garage with up and over door. There is access to a courtyard. A gravelled area leads onto a paved pathway which extends to a rear terrace. The gardens are a delightful feature of the property and are predominantly laid to lawn and are enclosed by a range of mature shrubs and specimen trees.

SERVICES

Mains drainage, gas, electricity and water. Gas fired central heating. Superfast broadband available (Ofcom), mobile signal likely available indoors with O2 and Vodafone, outdoors with all providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton proceed out of town along Staplegrove Road, at the Staplegrove post office turn right into Manor Road. Follow this road over speed bumps taking the second turning on the left hand side into Lawn Road and No5 can be identified after a short distance on the left hand side.



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.



Approximate Area = 1313 sq ft / 121.9 sq m
 Garage = 171 sq ft / 15.8 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 1547 sq ft / 143.5 sq m

For identification only - Not to scale

Ground Floor

First Floor

Garage

Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1303197



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales			
		EU Directive 2002/91/EC	

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