

Staplegrove Manor  
Staplegrove  
Taunton  
TA2 6EG



  
**JOSEPH CASSON**  
the estate agency your home deserves





£275,000

- Impressive Semi-Detached Property
  - Two Double Bedrooms
  - One Shower Room (Newly Fitted)
  - Lounge with Bay Window
    - Newly Fitted Kitchen
    - Enclosed Rear Garden
      - Garage & Parking
- Gas Central Heating & Double Glazing
  - No Onward Chain

NO ONWARD CHAIN. This superb two-bedroom semi-detached cottage sits within the prestigious grounds of Staplegrove Manor in the ever-popular village of Staplegrove. Recently refurbished, the property boasts a generously sized rear garden, garage, and parking.

## ACCOMMODATION

Recently refurbished, the accommodation includes an entrance hallway, a spacious dual-aspect lounge, a kitchen with a pantry, and a rear porch. Upstairs, there are two double bedrooms and a shower room accessed from the landing. Outside, the property benefits from an enclosed rear garden and a garage with parking in front.

## LOCATION

Nestled just minutes from open green countryside and close to Staplegrove Cricket Club, this location offers the best of village living. With a post office and convenience store within walking distance, everyday essentials are always close at hand. And when you need a little more, Taunton town centre is only a short drive away, giving you excellent commuter links and easy access to everything the town has to offer.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No.

EPC Rating: E

Council Tax Band: C

## UTILITIES

Water supply: Mains

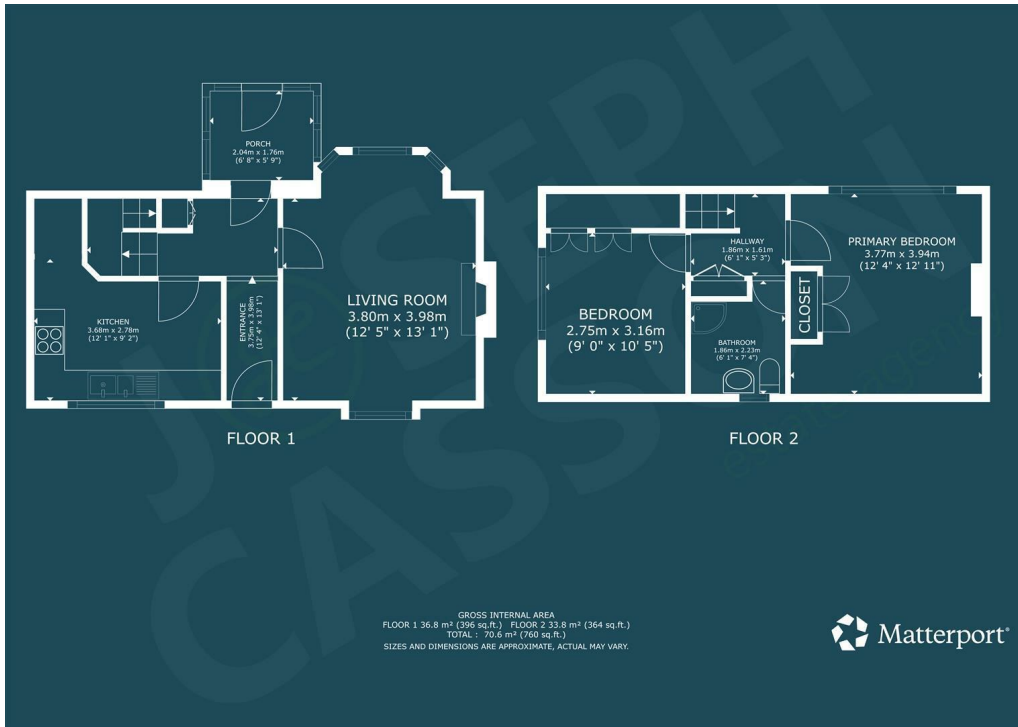
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas





## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

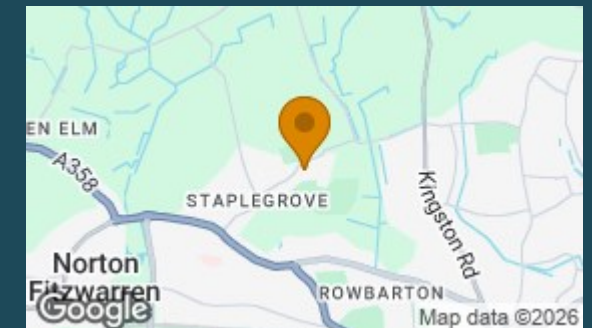
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

C

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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