



26 Wyvern Road,



# 26 Wyvern Road,

Sherford, Taunton, TA1 4RB

Taunton Town Centre 1.7 miles

A brand new semi-detached, three bedrooomed, two bathroom house with large garden in a popular south Taunton location

- Brand new semi-detached house
- Living room
- Cloakroom and wc
- Family bathroom
- Council Tax TBC
- Popular location
- Kitchen/dining room
- Three bedrooms, master en-suite
- Garden and paved parking
- Freehold

Guide Price £315,000

## SITUATION

Wyvern Road is regarded as one of the best residential addresses of Taunton being only a mile to the South of the Town Centre and yet occupying a well established and tucked away location with open fields and footpaths close by. The village of Trull is also within a mile where there are a good range of facilities including a popular primary school and recreational ground, Queen's College and Musgrove Park Hospital are also very close. Taunton, the County Town of Somerset, offers a wide range of shopping, recreational and educational facilities including representation by most national retailers and also enjoys excellent communication links with the rest of the country with fast rail services to London Paddington and the M5 interchange at Junction 25.



## DESCRIPTION

26 Wyvern Road is a brand new semi-detached house which has been built by reputable local builder and is offered with the remainder of a 10 year building warranty. The property has been superbly built throughout and includes mellow brick elevations under a pitched tiled roof with solar panels.

## ACCOMMODATION

An entrance porch with a door to a wc with washbasin leads through to the lounge with window to the front and side and generous cupboard for coat hanging and turning staircase to the first floor. A door leads through to the kitchen/dining room which is fitted with a range of Shaker style wall and floor units and integrated appliances including fridge/freezer, dishwasher, washing machine, built in oven, hob and extractor with window and double doors to the rear garden.

To the first floor are three bedrooms, the master with en-suite shower, and a family bathroom.

## OUTSIDE

Outside, to the front there is a substantial private parking area for a number of vehicles and an area of lawn and flower border to one side with pedestrian gate providing access to the rear garden. To the rear is a deep paved patio area and with the lawned garden enclosed by close board fencing.

## SERVICES

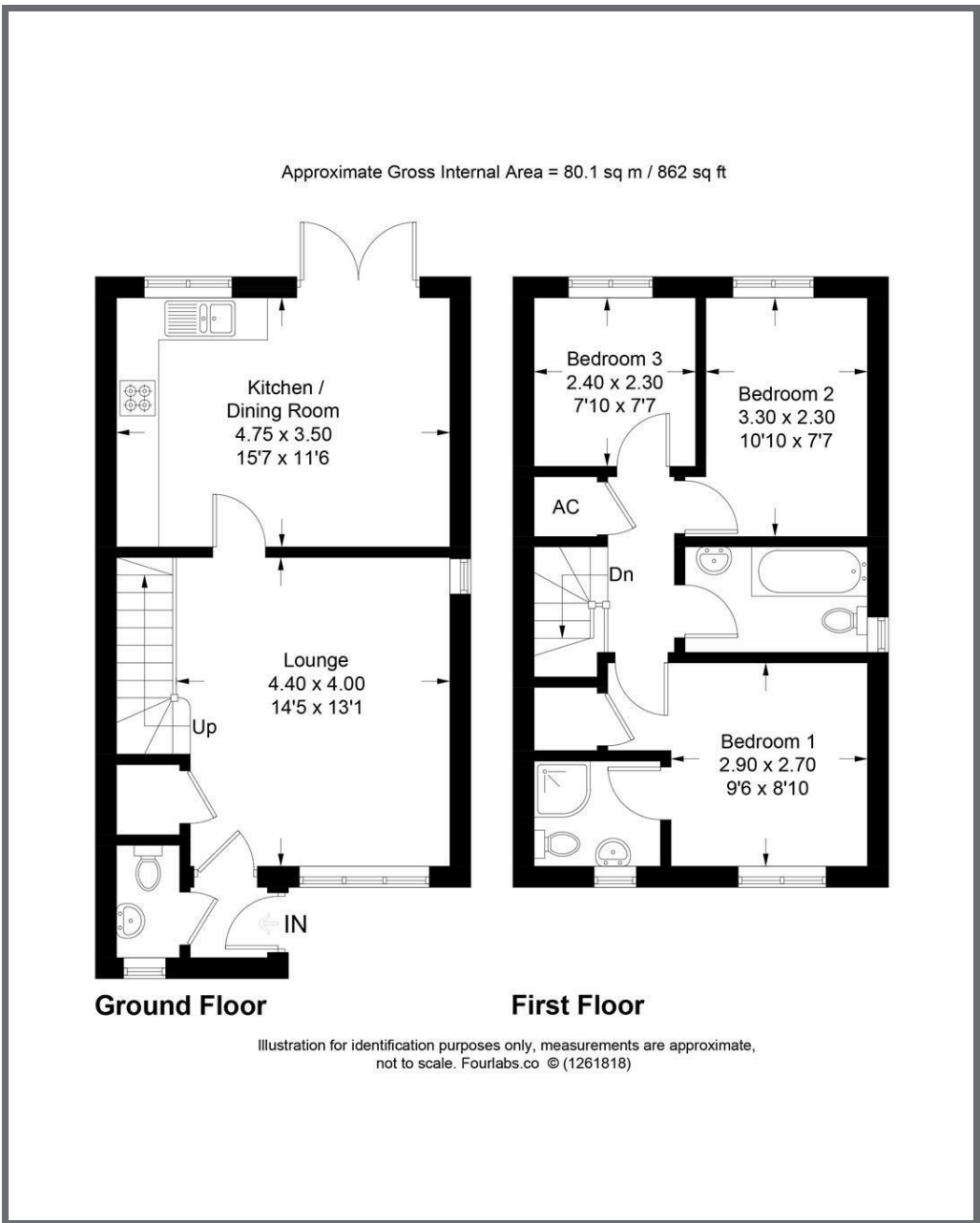
Mains electricity, water, drainage, gas. Gas fired central heating. Solar panels. Ultrafast broadband available (Ofcom), Mobile signal good with multiple providers (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

What3Words ///bills.motion.freely



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.



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

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