

60 Staplegrove Road Taunton TA1 1DJ

robert cooney



Ideally located within a few minutes' walk of the town centre and French Weir Park is this substantial and characterful 19th Century period house offering a rare opportunity to create a large-scale family home or multi-generational dwelling, currently arranged and occupied as offices with separate store/converted double garage, gardens to front and ample driveway parking. A planning application has been submitted for change of use from commercial to residential. No onward chain.









Features

- Entrance Hall
- Reception Room
- Living Room
- Dining Room
- Office
- Study
- Snug
- Utility Room
- Kitchenette
- Cloakroom, Shower Room and separate WC
- 10 Offices / Bedrooms
- Shower Room
- Separate WC
- Store – converted double garage currently being used as offices with WC

- Gardens to front
- Ample driveway parking
- Gas central heating
- No onward chain

- Council tax band TBC
- Commercial EPC to follow

- What3words: ///smug.shuts.gravel

The property is in the process of transitioning from commercial to residential use















Staplegrove Road is within a few minutes' walk of the centre of Taunton, the County Town of Somerset.

Taunton 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.

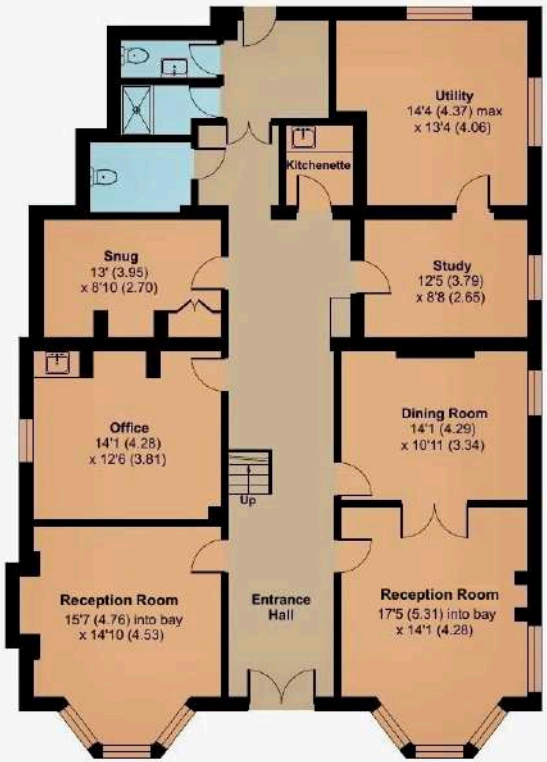
For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



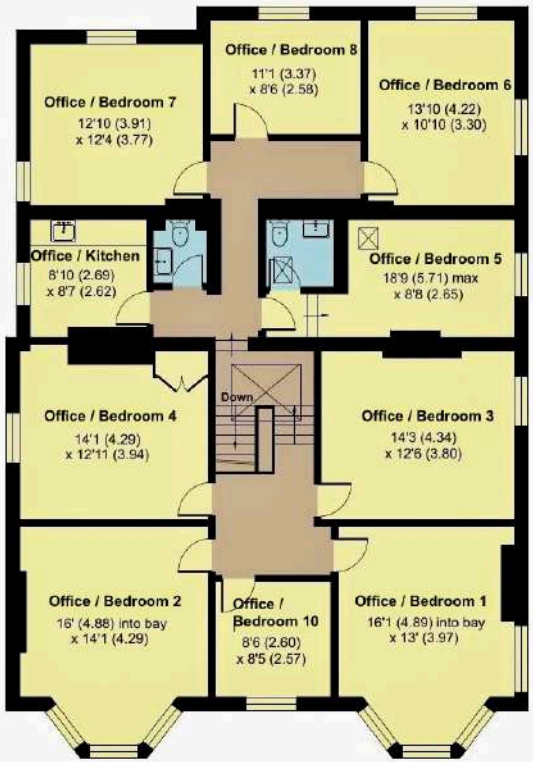


60 Staplegrove Road, Taunton, TA1 1DJ

Approximate Area = 3586 sq ft / 333.1 sq m
Annexe = 756 sq ft / 70.2 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 4368 sq ft / 405.7 sq m
For identification only - Not to scale



GROUND FLOOR



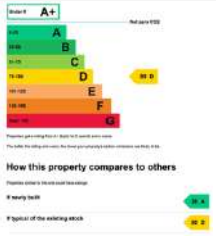
FIRST FLOOR



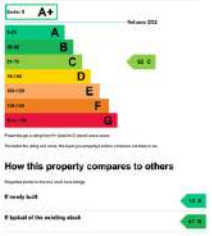
STORE (Previously Double Garage)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Robert Cooney. REF: 1510146

EPC - House



EPC – Workshop / Store





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.


robert
cooney