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GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains gas, mains electricity, mains water, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/aspect:fast:nods>
Council Tax Band: C
Broadband Availability: Ultrafast up to 900 Mbps download & 900 Mbps upload speed.
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Surface Water - Very Low, Rivers & Sea - Very Low.

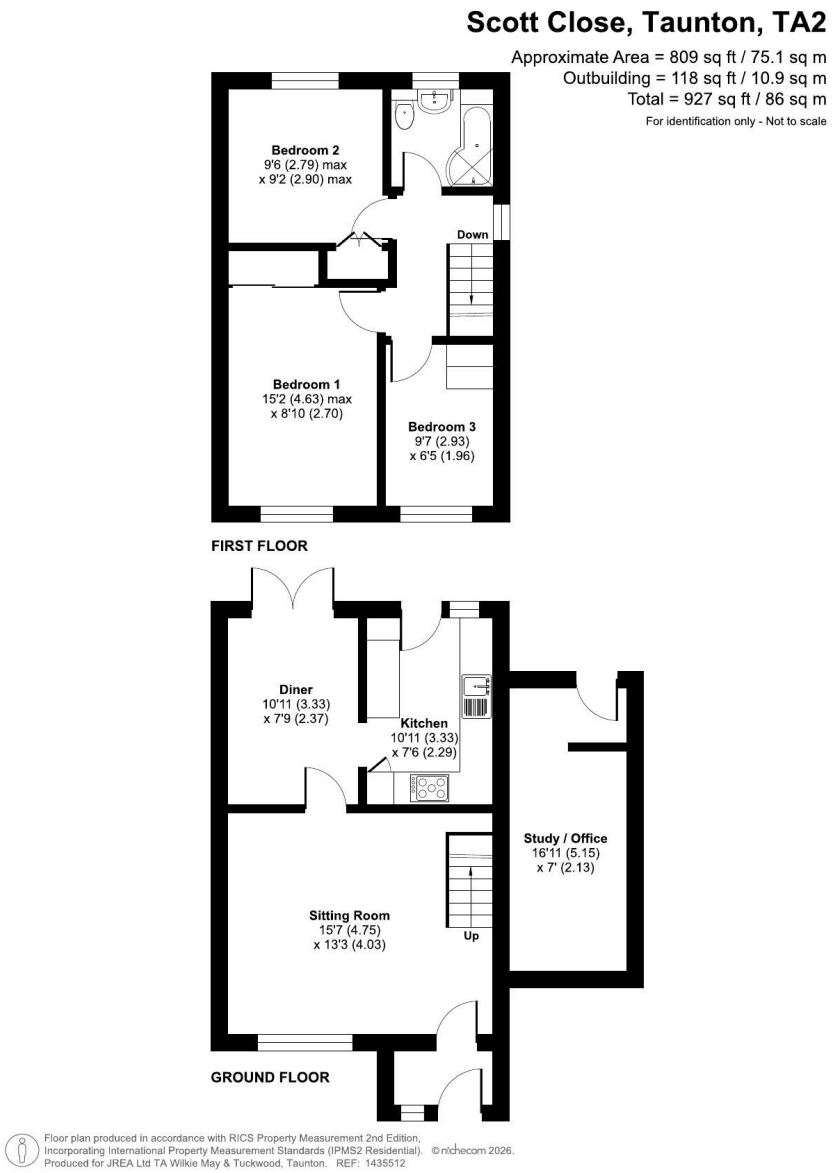


91 Scott Close, TA2 6UL
£285,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

- Three Bedrooms
- Semi-Detached House
- Quiet Cul-De-Sac Location
- Beautiful Private Rear Garden
- Converted Office Providing Spacious Office
- Off Road Parking
- Mains Gas Central Heating & uPVC Double Glazing
- No Onward Chain

Fully refurbished a year ago, this property is a delightful and quietly positioned, well proportioned, three bedroom semi-detached home. It is tucked away in a peaceful cul-de-sac position within Scott Close, Staplegrove, conveniently located in close proximity to local schools and amenities and within easy reach of the town centre and railway station. The accommodation is a good size throughout and has the added advantage of a converted garage, now providing a useful office space – ideal for working from home. To the rear, a secluded and tranquil sunny garden is a particular feature, offering a peaceful and private outdoor space to enjoy. The property offers uPVC double glazing throughout, a mains gas fired central heating system and the advantage of no onward chain.



The accommodation is arranged over two floors and comprises in brief: a quality bespoke double-glazed front door leading into an entrance porch with tiled flooring and space for shoes, coats and pushchairs. The spacious and light living room is positioned at the front of the property, enjoying a double-glazed window to the front aspect, with stairs rising to the first floor. A glazed door leads through to the dining room, from which double glazed French doors open out onto the rear garden.

The kitchen is fitted with a range of matching cream wall and base units with woodblock work surfaces over, tiled flooring, a 1½ bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer and an integrated electric double oven with gas hob and extractor over. Instant hot water on demand is provided by a Combi-boiler.

Accessed from the garden, a new uPVC glazed door opens to the garage which has been converted to create a good size office space . It is ideal for working from home or as a hobbies room ,well-lit with abundant spotlighting, a range of storage and display cabinets, useful shelving, fitted desks with drawer cabinets, and plenty of above-worktop electric sockets for multiple devices. On the first floor there are three bedrooms, with double bedrooms one and two benefiting from built-in wardrobes, and bedroom

three being a single. The family bathroom comprises a 'P'-shaped bath with shower over, low level WC and wash hand basin.

Externally, the landscaped rear garden is private and enclosed with mature shrubs and trees. It is predominantly laid to patio, with a pergola over the seating area, a further larger patio section and an area of gravel chippings with decking. There is a substantial timber workshop/shed with windows, power and lighting, another smaller tool shed, outside tap, outside lighting, gravel area for rotary washing line, and useful gated side access. To the front of the property the gravelled area is enhanced by mature specimens of magnolia and laburnum, and there is a driveway providing off road parking.