



16 Weirfield Green





# 16 Weirfield Green

, Taunton, TA1 1AZ

Taunton Town Centre 0.7 miles

A modern detached family home occupying a private position within walking distance of the Town Centre and French Weir being sold with no onward chain.

- Modern detached home
- Open plan sitting/dining room
- Modern fitted kitchen and utility room
- Enclosed gardens to front and rear
- Council Tax band E
- Popular cul-de-sac location
- Conservatory
- Four bedrooms, master en-suite room
- Integral garage and off road parking
- Freehold

Guide Price £425,000

## SITUATION

The property is situated in a popular residential cul-de-sac and benefits from an open outlook onto a central green area. Weirfield Green is located off Staplegrove Road and is within walking distance to French Weir park and the Town Centre. The County Town of Taunton benefits from a large range of shopping, entertainment and scholastic facilities as well as a main line rail link which is within walking distance.

## DESCRIPTION

16 Weirfield Green is a modern detached four bedroom house built in 1997 and is of brick elevations with attractive window and corner detailing. The accommodation enjoys double glazing and central heating throughout and is located in the heart of the town being the perfect blend of comfort and convenience making it a much loved family home nestled in this quiet and secluded location which includes private parking with visitor's parking opposite and gardens to the front and rear of the property.





## ACCOMMODATION

The interior of the house has been well kept and includes an entrance hallway with stairs leading to the first floor. There is an open plan sitting/dining room with bay window to front, doors lead through to a conservatory and in turn to a kitchen/breakfast room which is fitted with a range of matching wall and base units. There is a separate utility room with downstairs cloakroom.

On the first floor there are four bedrooms, the master bedroom having an en-suite shower room, and a family bathroom.

## OUTSIDE

To the front of the house there is a parking area which leads to the integral single garage. The front garden is partially enclosed by wrought iron railings with path to the front door. The rear garden has a deep paved patio with low brick retaining wall with steps leading up to an area of garden which is laid to astro turf surrounded by deep planted herbaceous borders.

## SERVICES

Mains drains, gas, electricity, water. Gas central heating - combi boiler. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors with O2 and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed north on North Street crossing the river and proceeding straight at the lights onto Bridge Street. At the next lights fork left into Staplegrove Road and continue following the road around to the right and then turn left at the traffic lights into Weirfield Green. Continue along following the road around to the right and number 16 can be found on the right hand side identified by a Stags For Sale board.





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) <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		

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