



41, Egremont Road



STAGS

41, Egremont Road

Rumwell, Taunton, TA4 1FD

Taunton Town Centre 2.3 miles

An Attractive Modern Family Home On A Popular Development with NO ONWARD CHAIN

- No Onward Chain
- Castle School Catchment
- NHBC Warranty
- Wraparound Garden
- Three Double Bedrooms
- Parking For Two Cars
- Utility With WC
- Council Tax Band C
- Freehold

Guide Price £340,000

SITUATION

Occupying a convenient position between the favoured villages of Comeytrowe and Trull, this modern home forms part of an attractive development on the western edge of Taunton, the development is surrounded by the picturesque Somerset countryside, much of which is designated as Areas of Outstanding Natural Beauty. The property lies within the highly regarded Castle School catchment area and is within easy reach of Taunton town centre, which offers an excellent range of shopping, educational and recreational facilities, together with a theatre, a variety of restaurants, and mainline rail connections to London Paddington. The M5 motorway (Junction 26) is also readily accessible.



ACCOMMODATION

The accommodation is well presented and arranged over three floors and benefits from 7 years remaining on the NHBC warranty. An entrance hallway with useful storage cupboard gives access to a comfortable sitting room featuring an electric fire. To the rear is a contemporary open-plan kitchen/dining room, fitted with a range of modern wall and base units incorporating integrated appliances including a fridge freezer, gas hob and double ovens. There is ample space for a dining table, and French doors open directly onto the garden, providing an ideal setting for both everyday living and entertaining. A particularly useful utility room lies adjacent with a cloakroom.

On the upper floors, the property offers three well-proportioned double bedrooms. The principal bedroom occupies the second floor and benefits from a generous en-suite shower room, built-in double wardrobes, and a charming dormer window. Two further double bedrooms are located on the first floor and are served by a family bathroom.

OUTSIDE

The property enjoys a good-sized wrap-around garden, with front gate and predominantly laid to lawn with an attractive paved path leading to a rear gate with an EV car charger installed and access to the two allocated parking spaces.

SERVICES

Utilities: All mains services connected.

Heating: Gas fired central heating

Mobile good outdoor and variable in home with some major networks. Standard, superfast and ultrafast broadband available (information via Ofcom).

There is an annual estate management charge of approximately £149.50.

Please note the agents have not inspected or tested the services.

DIRECTIONS

What3words: ///rates.doing.track



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			95
(81-91) B		85	
(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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