



Thames House,



**STAGS**



# Thames House,

13a Holway Avenue, Taunton, TA1 3AP

Town Centre 0.5 miles

An individual detached double fronted modern house situated in a popular central location with good sized gardens, garage and off road parking

- Impressive modern detached house
- Three reception rooms
- Enclosed and private rear gardens
- Popular central location
- Council tax band F
- Versatile living accommodation
- Four bedrooms, two en-suite
- Garage and parking
- No onward chain
- Freehold

Guide Price £500,000

## SITUATION

Holway Avenue is a particularly sought after address which can be found on the southern side of Taunton. It is primarily a residential area which has been largely developed since Victorian times and includes large well established trees which line much of the road giving it an air of maturity. The town centre is around half a mile away and provides a comprehensive range of recreational, shopping and scholastic facilities as well as a main line railway and the M5 motorway interchange. The property is also well placed for King's and Richard Huish Colleges and Bishops Fox School.

## DESCRIPTION

Thames House is an attractive double fronted modern house which offers versatile and well proportioned living accommodation arranged over two floors. The house is situated in a popular location within the town centre and has off road parking, garage and enclosed rear gardens which back onto Trinity School playing fields.





## ACCOMMODATION

The accommodation includes front door leading to a reception hall, downstairs cloakroom, sitting room with double glazed window and doors the rear which open out on to the patio with feature fireplace and double doors opening through to the kitchen/dining room which is fitted with a range of matching wall and base units with roll edge work surfaces, breakfast bar, 1.5 bowl sink, integrated electric oven, gas fired hob with cooker hood over, integrated fridge and dishwasher and double doors to the rear. There is a separate utility room with glazed window to front and glazed door to side, wall mounted boiler, range of work surfaces and fitted units with plumbing and space for washing machine. There is a separate study with window to the front.

To the first floor there is a galleried landing with hatch to roof space, doors off to the bedrooms. The master bedroom has a recessed double wardrobe, double glazed windows to the front and an ensuite shower room. Bedroom two also has a recessed wardrobe with window overlooking the rear garden, door to ensuite shower room. There are two further bedrooms and a fitted bathroom suite.

## OUTSIDE

To the front of the house there is a shared driveway with apple block paved parking area with space for three vehicles, access to a garage with a pitched roof. The garage is semi-detached with up and over door. There is access to the side of the property which leads to the rear garden which is a particular feature of the property with patio, steps up to a main area of garden which is laid to lawn and includes a number of specimen shrubs and plants.

## SERVICES

Mains drainage, gas, electricity and water. Gas central heating.

## DIRECTIONS

From the centre of town proceed along South Road turning left into Holway Avenue, continue along where the entrance to Thames House can be identified on the left hand side after a short distance identifiable 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) 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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Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft

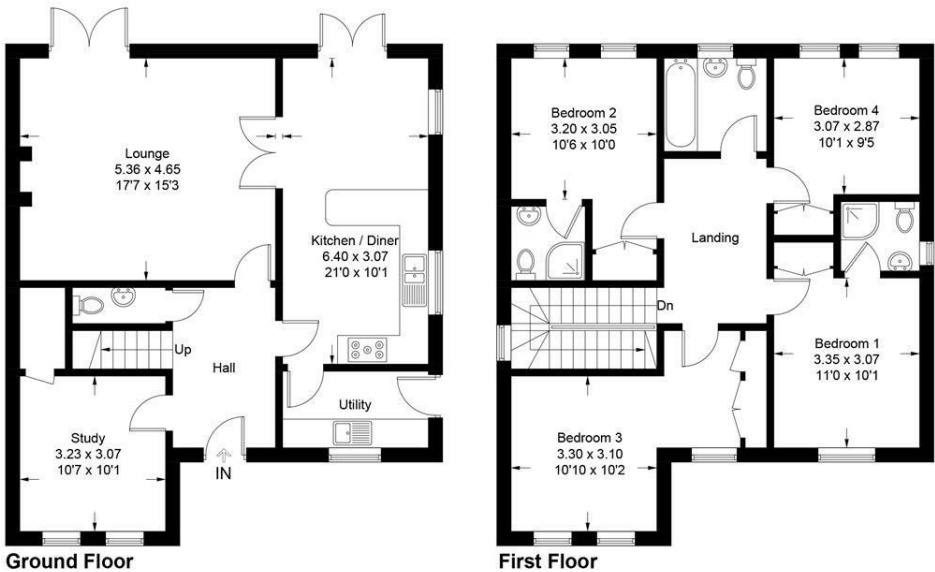


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