Courtlands

STAGS

Courtlands

5 Haines Hill, Taunton, Somerset, TA1 4HN

Taunton Town Centre 1 mile

A superbly extended and well presented detached four bedroom house with landscaped gardens, garage and parking situated in one of Taunton's most popular locations

- Highly sought after location
- Four bedrooms, one en-suite
- Open plan kitchen/dining/living room
- Utility and wc
- Council Tax band E
- Recently extended accommodation
- Superbly presented throughout
- Separate sitting room
- 1.5 car garage, landscaped gardens
- Freehold

Guide Price £625,000

SITUATION

Courtlands, 5 Haines Hill is situated in an enviable situation with outlook over its front garden within one of Taunton's most popular residential areas, Haines Hill. Whilst enjoying the quiet setting the property is also within walking distance of the well known Vivary Park with its large expanses of lawns, flowers, gardens, golf course and ponds.

Likewise the town centre is within walking distance with a wide range of well known high street shops. Taunton also includes the Somerset County Cricket ground, Taunton race course, Brewhouse theatre and excellent communication links with a main line railway station and access to the M5 motorway Junction 25 and 26.

DESCRIPTION

Courtlands is an extremely impressive house which has been extended over recent years and includes landscaped gardens, off road parking and a detached garage.

ACCOMMODATION

The accommodation has been beautifully presented throughout with entrance hall with door to downstairs cloakroom, stairs to first floor and doors to reception rooms. There is a superb open plan kitchen/dining/living room with twin double doors opening out onto the front and side gardens. The kitchen is fitted with a range of wall and base units incorporating a traditional and contemporary style including Shaker style and high-gloss units with breakfast bar and built in ovens, electric hob and extractor hood over. There is a tiled floor throughout with doors to understairs storage cupboard and door returning through to the sitting room. The sitting room centres upon a fireplace with reconstituted stone surround real flame effect gas fire with mount for TV and views over the garden. The utility room has a range of Shaker style wall and base units with sink, plumbing and space for washing machine and dishwasher with doors to either side and roof lights.

To the first floor are four bedrooms, the master bedroom having an en-suite shower. There is a family bathroom which includes a modern fitted suite with panelled bath with shower over, wc and wash basin.

OUTSIDE

There is a gravel driveway providing parking for a number of vehicles with access to a one and a half size garage with up and over door and workshop area. There are steps to the side which lead up to a paved patio with access to the front door and wooden doors to front and rear garden.

The front garden is predominantly laid to lawn with deep paved patio, children's play area to one side. There is a further decking area to the side of the house and access to the rear. Behind the house there is a paved pathway and outside shower adjacent to the garage.

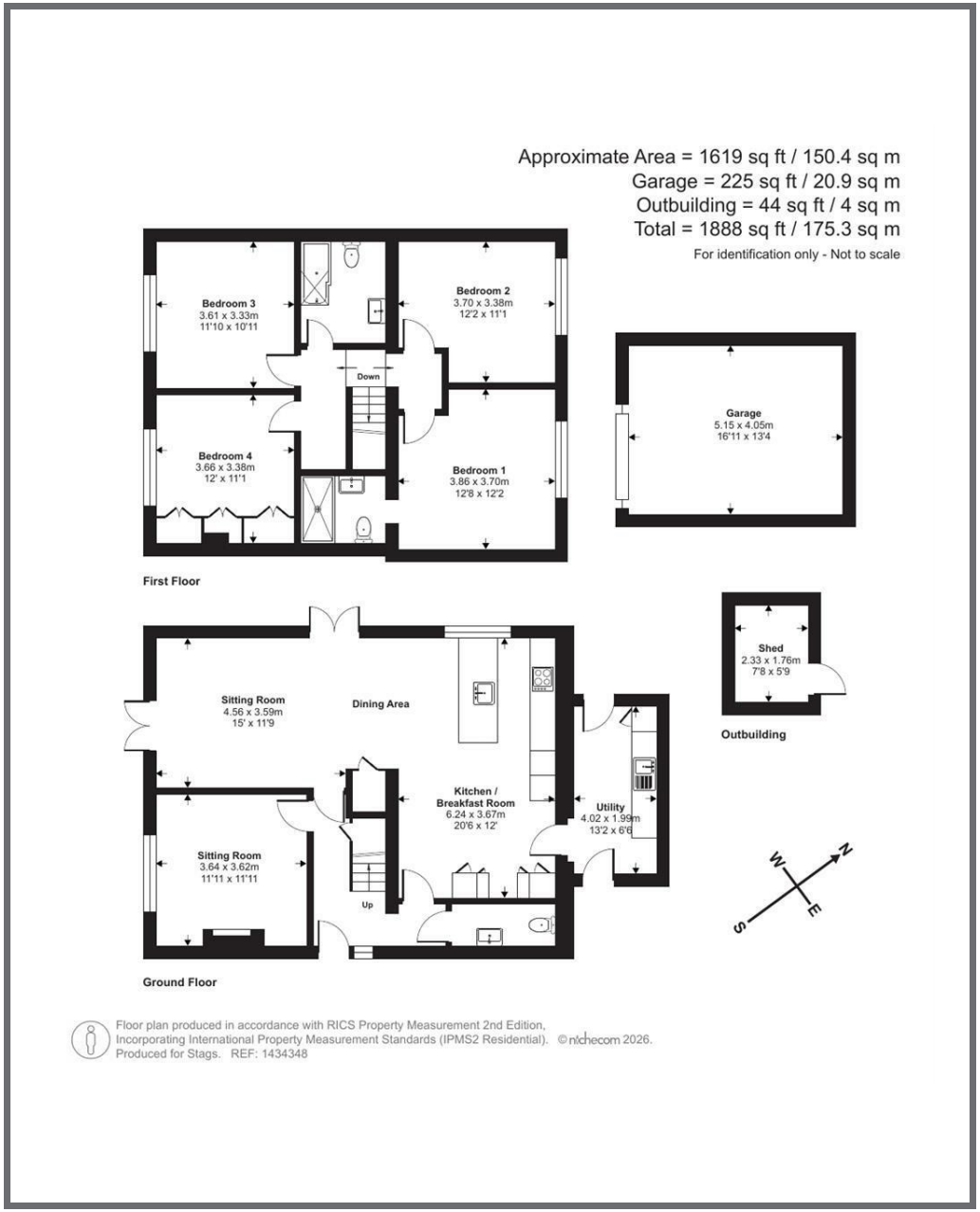
SERVICES

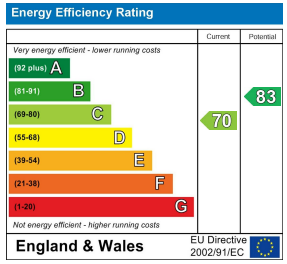
Mains drainage, electricity, water, gas. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton proceed along Corporation street in a southerly direction passing County Hall on the left after filtering off left proceed ahead signposted to Trull and Wellington Hill. Proceed along Trull Road and at the mini roundabout proceed straight ahead taking the next turning left into Haines Hill and number 5, Courtlands can be identified on the left hand side.

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.





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