



Woodstock House



# Woodstock House

91 Staplegrove Road, Taunton, TA1 1DN

Taunton Town Centre 0.5 mile

An exquisitely presented detached Victorian townhouse spanning nearly 2,500 sq. ft. arranged across three floors

- Elegant period town house
- Accommodation over three floors
- Contemporary kitchen/dining room
- A further two reception rooms
- Six bedrooms, four bathrooms
- Encloses west facing courtyard
- Off road parking to front and rear
- Sought after location
- Council Tax band F
- Freehold

Guide Price £595,000

## SITUATION

The property is situated on the northern side of Taunton ideally located on the edge of the vibrant town centre and within walking distance of French Weir Park and local amenities. Taunton School and the Nuffield Hospital are also easily accessible. The town centre offers a comprehensive range of recreational and scholastic facilities as well as great communication links. There is a mainline railway station, whereby London Paddington can be reached in less than two hours and J25 of the M5 motorway interchange is close by. Being on the northern side of Taunton means there is easy access to the Quantock Hills, the first area of outstanding natural beauty in the country. The Quantock Hills offer many outdoor pursuits, including walking, horse riding, biking and much more.

## DESCRIPTION

Set just moments from Taunton town centre and the tranquil green spaces of French Weir Park, Woodstock House is an exquisitely presented detached Victorian townhouse spanning nearly 2,500 sq. ft. across three floors, this elegant six double-bedroom period residence with modern amenities and living spaces.



## ACCOMMODATION

The front door leads into an entrance porch & hallway with tiled floor, turning staircase leading to the first floor and doors to the reception rooms. To the right is third reception room currently being used as a study with feature fireplace and windows to the front and side. The living room has generous proportions with bay window to the front and side and centering upon a fireplace. To the rear is the kitchen/dining room - the kitchen having a range of modern, grey fronted units with integrated oven, microwave, dishwasher and hob with extractor hood over and door to the rear. To the ground floor there is also a wc with washbasin.

To the first floor the landing leads to three double bedrooms, the master being of particularly good proportions with bay window to the front and en-suite shower room with wc and wash basin, the second bedroom on this floor also having an en-suite shower room, the third being served by the spacious family bathroom with bath, separate shower, wc and double sink.

To the second floor there are a further three double bedrooms one of which has an en-suite shower room.

## OUTSIDE

To the front of the property is off-road parking for four cars and to the rear is a private west-facing courtyard garden enclosed by brick walling and a further parking space.

## SERVICES

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

## DIRECTIONS

From the centre of town head north along North Street, over the River Tone and fork left at the second set of traffic lights into Staplegrove Road, follow the road around the right hand bend, through the traffic lights and the property can be found on the left hand corner identifiable by the 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.



5 Hammet Street, Taunton, TA1  
1RZ

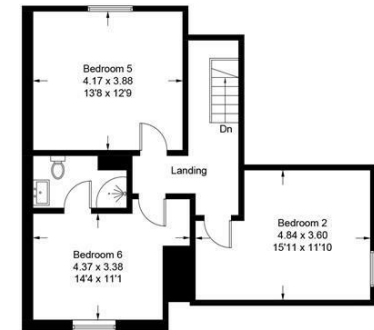
taunton@stags.co.uk

01823 256625

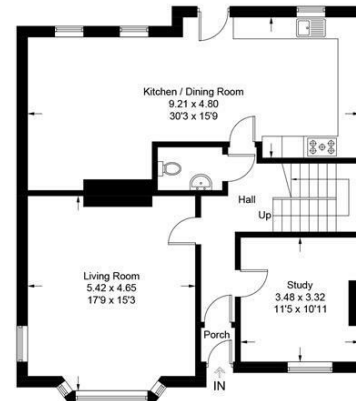


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	76
EU Directive 2002/91/EC			

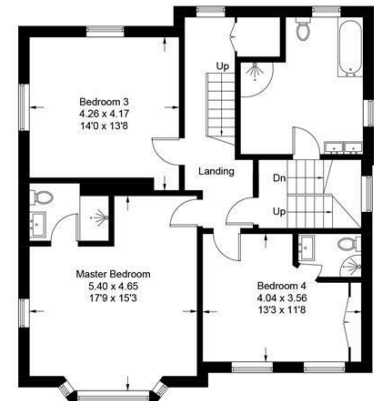
Approximate Gross Internal Area = 229.1 sq m / 2467 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1189003)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London