



**STAGS**

98 South Street

# 98 South Street

Taunton, TA1 3AG

Central Town Location

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- Kitchen/Breakfast Room
- Sitting Room
- Hall & Cloakroom
- 3 Bedrooms (1 Attic Bedroom)
- 1 Bedroom Self-Contained Apartment
- Landscaped Gardens
- Garage

**Guide price £289,950**

## Situation

98 South Street is one of a row of attractive attached, Listed town houses, within walking distance of the centre of Taunton. Taunton, the County Town of Somerset, provides an excellent range of shopping, leisure, recreational and scholastic facilities, as well as having access to the motorway network at junction 25 of the M5 and a mainline railway station offering services to the rest of the country. For those with walking and riding interests, The Quantocks, Blackdowns, and Brendon Hills are also all within 5 - 10 miles and easily accessible.

## Description

98 South Street is a well presented Grade II Listed town house, built in the Mid-19th Century. The house has well-proportioned accommodation, retains many period features and has attractive mellow brick elevations, under a pitched tiled roof. The ground floor comprises a wide entrance hallway, kitchen/breakfast room, sitting room, cloakroom with door leading into the rear garden and stairs leading down to the basement and up to the first floor. Within the basement is a self-contained apartment with one bedroom and an en-suite, and a separate open plan kitchen/living room. On the first floor there are two bedrooms, a bathroom, fitted with a roll top bath and on the second floor there is an attic bedroom with a dormer window to the rear. Outside there are landscaped gardens to the front and a south facing rear garden with leanto covering part of the patio. There is resident permit parking providing space for two vehicles. The vendors also rent a GARAGE which is to the rear of the property, and can be transferred to the new purchaser.

## Ground Floor Accommodation

Steps up to a panelled front door with fanlight above into an entrance hallway with a turning staircase to the first floor. Stairs lead down to the



A Grade II Listed Mid-19th Century town house, arranged over 4 floors, with a self-contained apartment & gardens and garage





basement and a door to the cloakroom with WC with high level cistern, dado rail, panelled walls and rear aspect double glazed door to rear garden. The sitting room has been tastefully restored with a period fire place and real effect gas fire, dado rail, picture rail, sash windows with original lift up shutters and fitted combi boiler to chimney breast recess. The kitchen is fitted with a range of matching pine fronted wall and base units, roll edge work surfaces with 1½ bowl sink unit and mixer tap over, electric cooker with extractor hood over, built in four ring hob, integrated fridge, built in cupboards to either side of chimney breast recess, rear aspect double glazed window, half panelled walls, window to the rear overlooking the rear garden and turning staircase to the first floor.

### First Floor Accommodation

The master bedroom has built in wardrobes with shelf and hanging space, dado rail and front aspect sash window. Bedroom two has built in wardrobes, fitted vanity unit and a rear aspect double glazed window overlooking the garden. The family bathroom is fitted with a freestanding roll top spa bath with fitted shower attachment over, WC with concealed cistern, bidet and ceiling downlights. The attic bedroom has a rear aspect dormer window, ceiling downlights and fitted cupboard providing access to the eave storage.

### Basement Accommodation

Includes its own separate multi pane glazed door, providing access to the bedroom and an en-suite with enclosed tiled shower cubicle, low level WC, wash basin, shaver point and light. The kitchen is fitted with a range of base units, roll edge work tops, single drainer sink unit, plumbing space for a washing machine and space for a tumble dryer. The living provides access to the stairway, leading up to the first floor.

### Outside

Flagstone pathway leading to the front door, with wrought iron railings and a further path with steps leading down to the basement. The front garden is laid to gravel for ease of maintenance with a number of mature shrubs. The south facing rear garden includes a leanto, and is walled with a deep timber decking area and is again laid to gravel for ease of maintenance, including a number of mature trees, giving a good degree of privacy. There is also an archway providing access to an enclosed storage area, where there is a timber shed with electricity, light and power. The vendors rent a GARAGE which is to the rear of the property, and can be transferred to the new purchaser.

### Services

All mains services connected.

### Directions

From The Parade in the centre of Taunton, proceed via Fore Street and continue along East Street for approximately 200m until you reach the traffic lights. Keep in the right hand lane and take the immediate left onto Silver Street and left again into Alma Street. At the bottom of Alma Street turn right onto South Street and continue up the hill, then as you start to descend, number 98 can be identified on the right hand side by a Stags for sale board.





These particulars are a guide only and should not be relied upon for any purpose.



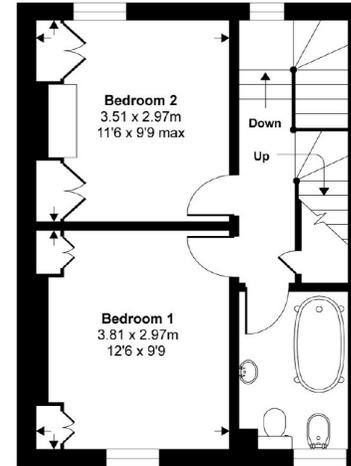
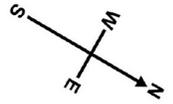
Stags

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TA1 1RZ

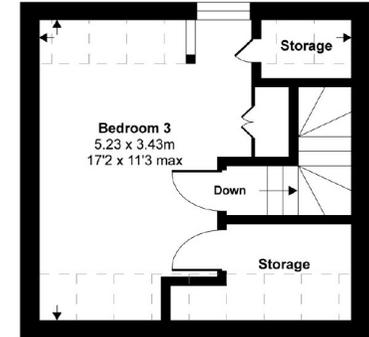
Tel: 01823 256625

taunton@stags.co.uk

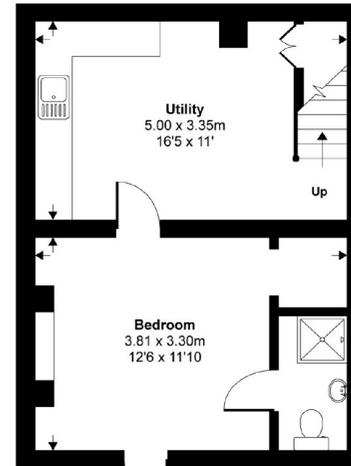
Approx. Gross Internal Floor Area  
148.6 Sq Metres 1600 Sq Ft (Excludes Restricted Head Height)



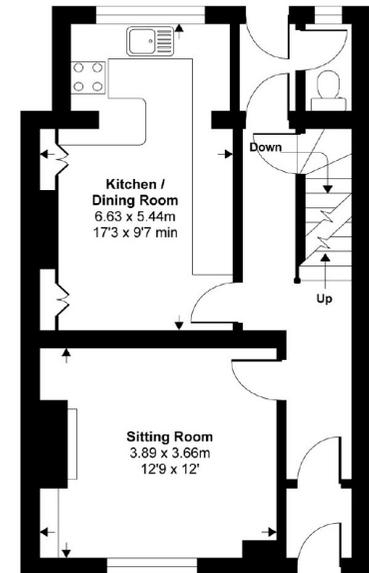
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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: Floor plans are for identification purposes only, all dimensions are approximate, not to scale