

22, Wyvern Road

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, Taunton, TA1 4RB

A rare opportunity to acquire a property with a significant plot, flexibility and long term development potential, ideal for buyers seeking a versatile family home or a development opportunity in a highly sought after setting.

- Large Plot With Potential
- Driveway & Garage
- Utility Room
- Lapsed Planning For Detached House
- Council Tax band C
- No Onward Chain
- Quiet Cul-De-Sac Location
- Beautiful Gardens
- Gas Central Heating
- Freehold

Guide Price £375,000

SITUATION

Set in one of Taunton's most desirable residential locations, about a mile south of the town centre in a peaceful, well-established setting, with nearby countryside and footpaths. The village of Trull is within a mile, offering a good range of amenities including a well-regarded primary school, while Queen's College and Musgrove Park Hospital are close by. Taunton provides an extensive range of shopping, leisure and educational facilities, along with excellent transport links, including mainline rail services to London Paddington and access to the M5 at Junction 25.







ACCOMMODATION

An entrance porch opens into a welcoming hallway with access to the principal reception rooms, useful storage cupboard and a ground floor cloakroom. The dual aspect sitting room features sliding patio doors opening directly onto the rear garden, creating an excellent main living area. This flows through to a well proportioned dining room, enjoying attractive views across the garden. The kitchen is light and functional, fitted with a range of wall and base units, electric hob with extractor over, oven, larder cupboard and space for appliances. A separate utility room provides further storage and space for white goods, with a door giving access to the garden.

To the first floor are two particularly spacious double bedrooms and a further single bedroom, all benefiting from built in wardrobes and pleasant outlooks over the impressive rear garden. A family bathroom with shower, WC and wash hand basin completes the accommodation.

OUTSIDE

Externally, the property occupies a notably generous south facing plot extending to just under a third of an acre, which is a rare feature for this location and a key highlight of the property. The beautiful garden is well established and thoughtfully arranged into a variety of sections, including areas of lawn, patio seating, pergola, mature trees, shrubs and well stocked borders, providing privacy. The size of the plot offers excellent scope for extension, remodelling or further development, subject to the necessary consents. There is a single garage, side access to the front and front gardens either side of a driveway with parking for multiple vehicles.

PLANNING PERMISSION:

Importantly, the plot has previously benefitted from lapsed planning permission for a detached four bedroom dwelling, achieved by dividing up the garden, indicating strong potential for similar future proposals, subject to planning approval. For more information please contact Stags.

SERVICES

All mains services connected. Mobile signal is good outdoor and variable in-home with EE, other major networks are also available. Standard, superfast & ultrafast broadband available via Openreach, AllPoints Fibre - (Information via Ofcom). Please note the agents have not inspected or tested the services.



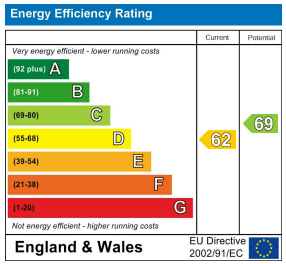




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