

Elm Cottage

Elm Cottage Staplehay

Trull, Taunton, TA3 7HE

Taunton Town Centre 2.2 miles

A charming and beautifully refurbished semi-detached cottage with south facing courtyard garden, garage and off road parking offered with NO ONWARD CHAIN

- Popular village location
- Refurbished accommodation
- Three bedrooms, two bathrooms
- Garage and off road parking
- Council Tax band D
- Individual character cottage
- Two reception rooms
- Fitted kitchen
- South facing courtyard
- Freehold

Guide Price £340,000

SITUATION

Staplehay is situated approximately 2.25 miles south of the County Town of Taunton and is considered to be one of the most desirable residential areas. The adjoining village of Trull boasts a variety of amenities, including primary schooling, recreational facilities, village stores, and a pub. For those with walking and riding interests, the property is situated near the Blackdown Hills.

Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse. There is easy access to the M5 via junction 25 and regular rail services to London from Taunton Station.

DESCRIPTION

Elm Cottage is a charming semi-detached period cottage which has been beautifully refurbished by the current owners who have been mindful to retain much of its original charm and character with stylish and well proportioned accommodation arranged over two floors.







ACCOMMODATION

The stylish and well proportioned accommodation is arranged over two floors and includes an entrance porch leading through to an entrance hall and lobby with doors to the kitchen, dining room, bedroom and bathroom and stairs leading up to the living room which has vaulted beamed ceilings and double doors opening onto the rear courtyard. Steps lead up to a further study which could be used for a variety of purposes, including space for third bedroom if required, with window seat. The kitchen is fitted with a range of Shaker style wall and base units with oak effect worktops with 1.5 bowl sink unit, four ring gas hob with extractor hood over, fridge/freezer and door to the dining room. The dining room has beamed ceilings, double aspect windows, stairs leading to the master bedroom suite which has double aspect windows and access to the en-suite which includes a double enclosed shower cubicle, wc and wash basin with panelled walls, double aspect windows, built in airing cupboard and wardrobes.

On the ground floor there is a further bedroom with window overlooking the courtyard and access to a ground floor bathroom which has been re-fitted and includes panel bath, wash basin and wc with concealed cistern and electric shower.

OUTSIDE

From the hallway a door leads out to a rear courtyard with walkway leading to the main area of garden which has two levels of terraced gardens which are south facing and enclosed by wooden fencing panels with door opening out to a parking area which can be found in Sweethay Close. To the side of the property there is an area of garden which is not owned but has been maintained by the property for a number of years and at the front of the house is a garage with double doors which could be converted subject to planning permission if desired.

SERVICES

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

DIRECTIONS

Leaving Taunton on Honiton Road proceed south through Trull and into Staplehay. Take the right hand turn into Sweethay Lane just after the garage and Elm Cottage can be found on the left hand side 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.



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