

MANOR DRIVE

gth

STAPLEGROVE





Meadow View, 4 Manor Drive Staplegrove, Somerset, TA2 6AR

Taunton Town 2 miles; M5 Junction 25, 3.8 miles

 3
  5
  3
  220 Sqm

Charming five bed detached chalet bungalow, set in a peaceful village setting. The property boasts scenic views, private parking and a tranquil atmosphere. Conveniently located for local amenities. Sold with no onward chain.

Freehold Offers in Excess of £600,000

DESCRIPTION

Nestled in the heart of the charming Staplegrove village, within a private drive of five other properties. This detached chalet bungalow offers a great opportunity to make a wonderful home, set amongst rural views with the accessibility of a suburb. Boasting five well appointed bedrooms, and spaciouly laid out living accommodation, in need of some updating. The surrounding area exudes a sense of tranquillity and convenience. The property is surrounded by stunning rural views, providing a peaceful retreat from the hustle and bustle of everyday life. The accommodation briefly consists:- entrance porch opening into generous entrance hall giving access to the ground floor rooms. The lounge is a great size and dual aspect with large picture windows and feature fireplace. It has double glazed doors opening into the formal dining room which in turn gives access to the kitchen/breakfast room and conservatory which has a glorious view over the well tended rear garden. The Kitchen is a well thought out user friendly space with matching wall and base units integral appliances with a handy breakfast bar. The hallway continues to the three double bedrooms on the ground floor all served by the family bathroom and separate cloakroom. To the first floor are two larger double bedrooms both with ensuite shower rooms along with a shared WC. No onward chain and viewings are highly recommended.



OUTSIDE

Beautifully manicured and fastidiously maintained, mature large gardens that wrap around the property. There is a picket fence enclosing the front garden which runs along side a large driveway with off road parking for several cars. The side gate gives access to the manicured English rear garden, with interesting borders mature flowers, shrubs and hedging, along with a garden shed and greenhouse.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property.

Council Tax: *Somerset Council—Band F.*

SITUATION

The property lies about 2 miles to the north of the centre of the county town and occupies an attractive and peaceful semi-rural situation, the principal aspect of the house being west facing. Taunton is within a short drive and the village of Staplegrove hosts a post office/general store, attractive parish church and primary school. The Quantock Hills which are designated as a National Landscape are within a short distance where a wide range of both foot and bridle paths can be found. Although peacefully situated, the property is not in any way remote as there are several neighbours within a couple of hundred yards. The situation nevertheless is extremely rare and highly attractive and offers an extremely rare opportunity.

DIRECTIONS

What3words:///after.opens.dunes

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

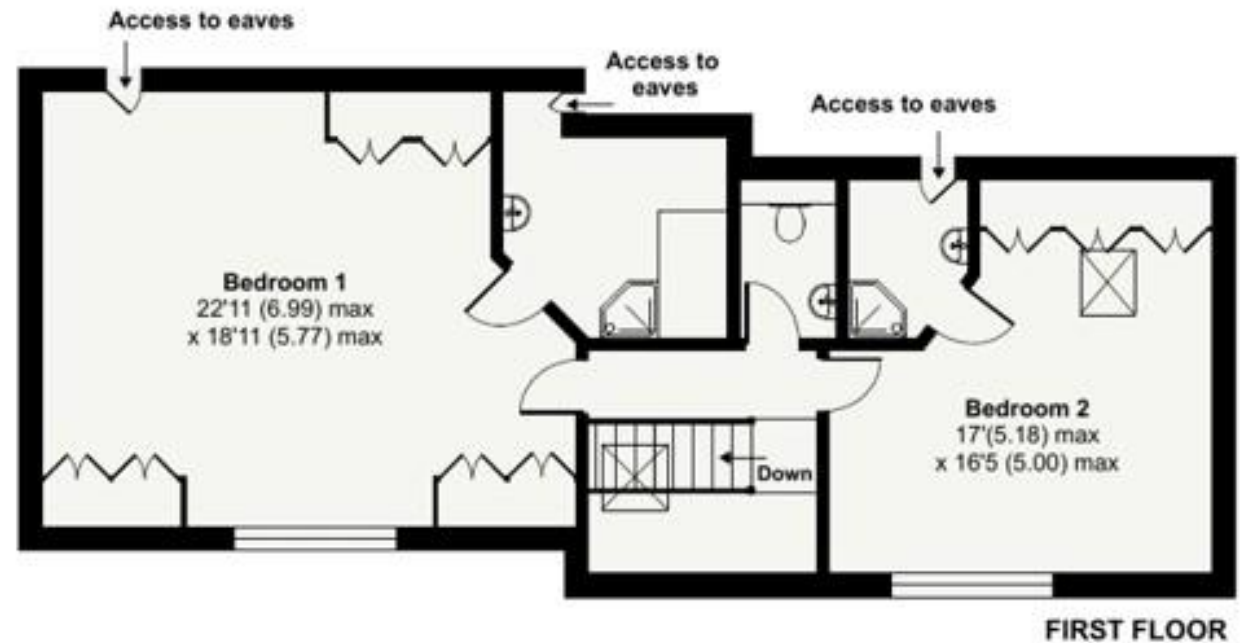
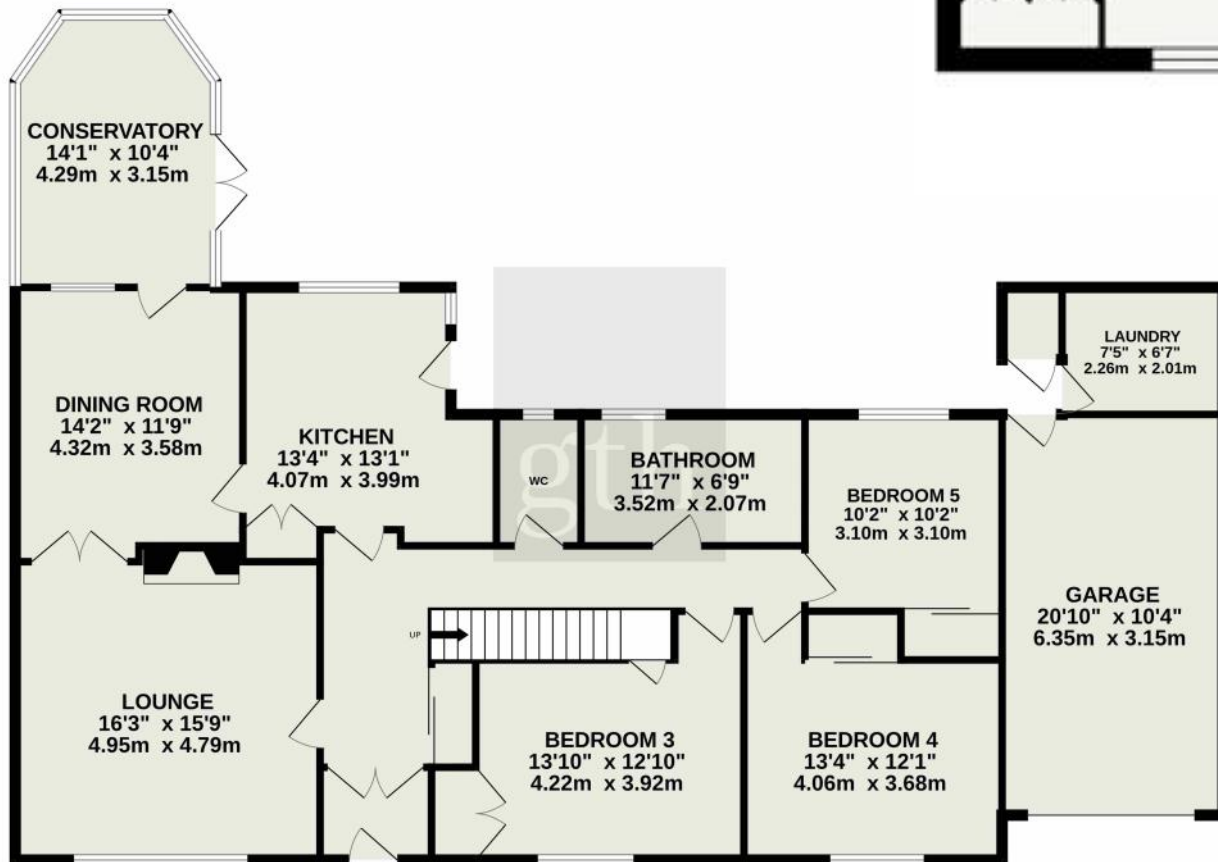
13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU240462

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
1750 sq.ft. (162.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

