

WOOD STREET

gth

TAUNTON





60 Wood Street Taunton, Somerset, TA1 1UN

Taunton Town 0.2 miles; M5 Junction 25, 2.5 miles

 3
  3
  3
  114 Sqm

Beautifully presented and thoughtfully extended Victorian three bedroom terrace home with detached stylish studio. Improved by the current owners to a high standard. Viewing Highly Recommended.

Freehold Guide Price £375,000

SITUATION

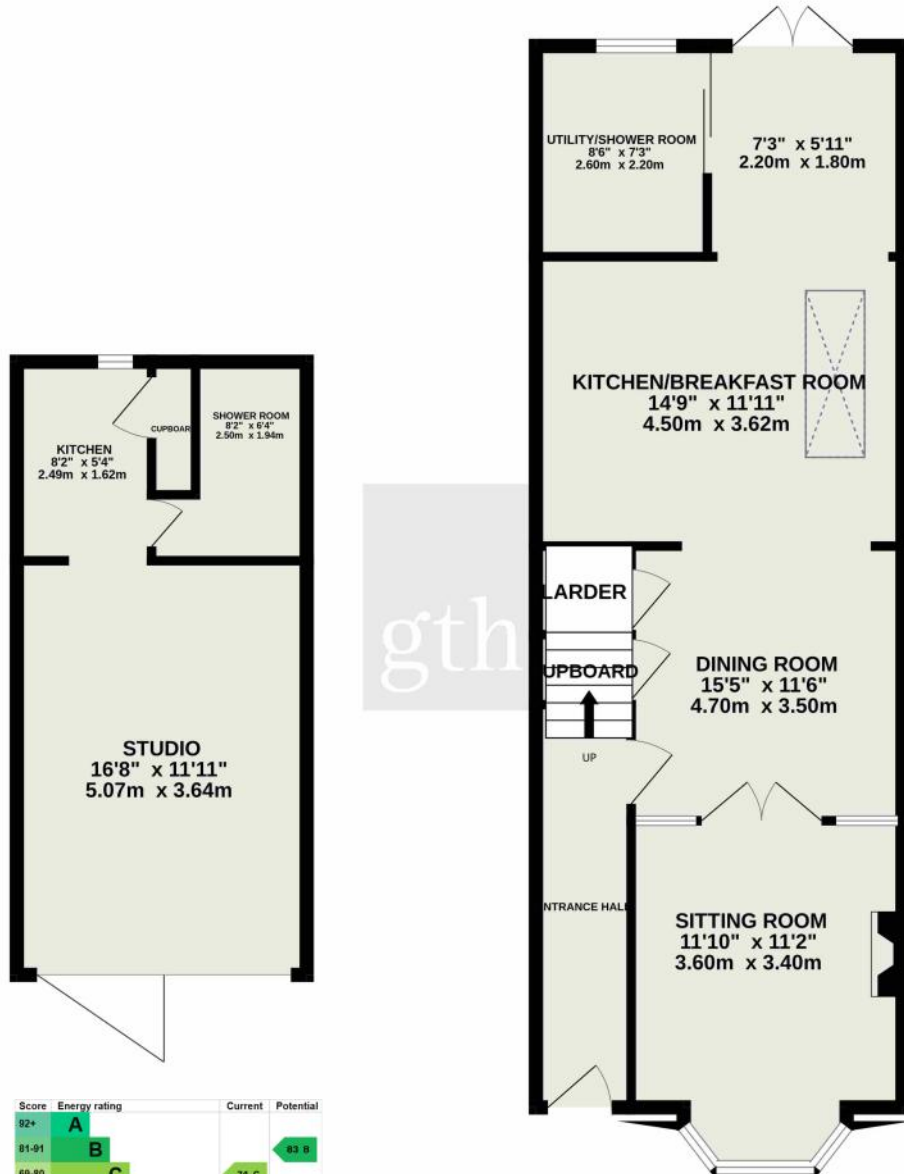
The property is situated just under half a mile from the town centre in a highly favoured residential area and with plenty of local facilities. Primary and secondary schooling are both within easy striking distance. Staplegrove Road gives good access into the town and also the northern part of Taunton and the towns orbital route. The area is dominated by established housing mainly from the Victorian era and is widely regarded as one of the most premier districts of the town. French Weir is also close by for walks. This house also has good access to Musgrove Park Hospital and Taunton train station which provides links to Bristol, Exeter and London.

DESCRIPTION

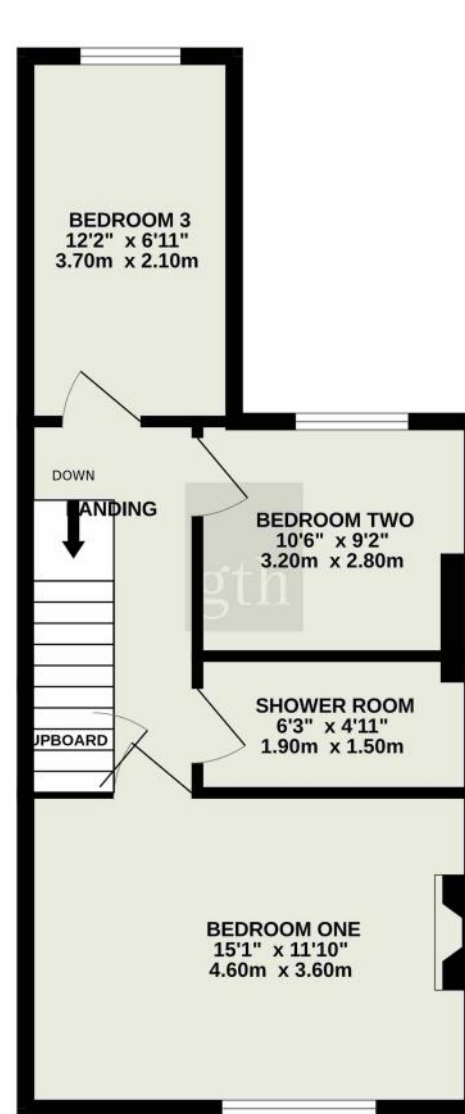
This charming and beautifully presented three bedroom Victorian terrace with brick-built separate studio, ideally situated in a central and highly convenient location within easy reach of local amenities. This attractive home has been sympathetically and thoughtfully extended to create spacious and versatile home, seamlessly blending period character with modern day living. Retaining many original features, including high ceilings and characterful detailing, along with modern contemporary stylish additions. The ground floor comprises;- an inviting entrance hallway, a bright and elegant sitting



GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



room to the front elevation, and a separate dining room that flows effortlessly into the impressive extended kitchen/breakfast room. Designed with both family life and entertaining in mind, this superb space benefits from ample storage, quality fitted units with generous room for dining and doors opening onto the fully enclosed rear garden. To the first floor are three well proportioned bedrooms, including a generous principal bedroom, together with a stylishly appointed family bathroom.

OUTSIDE

To the rear of the property is a beautifully landscaped, fully enclosed terrace style garden, thoughtfully designed to provide a private and low maintenance outdoor retreat. The garden enjoys an attractive seating area, with well stocked borders and a paved terrace, creating the perfect space for alfresco dining, entertaining guests or simply relaxing throughout the year. A particular feature is the stylish detached studio, finished to a high standard and offering versatile accommodation. Ideal as a home office, studio, hobby room, guest accommodation or relaxation space, this superb addition enhances the property's appeal and practicality. The garden is enclosed by fencing to the rear along with attractive brick walls, providing a safe and secure environment for both children and pets while enjoying a good degree of privacy.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band B.*

DIRECTIONS

What3words:///parks.glad.from

ADDITIONAL INFORMATION

Broadband: FTTP—broadband is available.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
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.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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