



The Firs

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Henlade, Taunton, TA3 5HX

Taunton Town Centre 3.5 miles

A substantial detached period house in need of modernisation situated in substantial gardens with off road parking and double garage offered with no onward chain

- Detached period house
- Kitchen, utility, conservatory
- Good sized rear gardens
- Detached double garage
- Council Tax band C
- Three reception rooms
- Four bedrooms, family bathroom
- Off road parking
- No onward chain
- Freehold

Offers In Excess Of £325,000

SITUATION

The property is situated in the village of Henlade which lies astride the A358 Taunton to Ilminster road. Local facilities are available at Creech St Michael including primary schooling, convenience store and recreation ground whilst a regular bus service operates into the County Town of Taunton just a couple of miles away to the North. The M5 can be joined at Blackbrook junction 25 only half a mile away whilst the A358 gives easy access to the A303 at Ilminster.

DESCRIPTION

The Firs is a detached period cottage which has been substantially extended over the years and is now in need of general modernisation and improvement. The house has well proportioned accommodation arranged over two floors and sits on a good sized plot with gardens, parking and double garage.



ACCOMMODATION

The accommodation includes double doors which lead into an entrance hallway with stairs leading to the first floor and doors off to the reception rooms. The sitting room has an open fireplace, double aspect windows. There is a separate dining room with fireplace, bi-folding doors opening into the kitchen which is fitted with a range of matching wall and base units. There is a separate utility area with wc and door leading through to the conservatory with a second utility room attached to it.

On the first floor there are five bedrooms and a family bathroom.

OUTSIDE

There is a shared gravel entrance with a private driveway which extends along the back of the house and leads to a substantial parking/turning area which in turn leads to a block built double garage which is triangular in shape. The gardens are predominantly laid to lawn. To the rear there is a summer house and further store. The gardens are a delightful feature of the property and include a number of mature specimen trees and shrubs. To the front of the property is a gravelled area of garden with low stone walling.

AGENT'S NOTE

All interested parties should be aware that there is spray foam present in the roof of this property.

SERVICES

Mains drainage, electricity, water. Oil fired central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Leaving Taunton the A358 towards Ilminster the property can be located on the main road identifiable by the 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
46			
England & Wales		EU Directive 2002/91/EC	

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