62 St. Josephs Field

STAGS

62 St. Josephs Field

, Taunton, TA1 3TF

Taunton station 1.2 miles, Junction 25 M5 3 miles

A substantial and superbly presented three storey town house situated on a corner plot within one of Taunton's most desirable gated developments close to Vivary Park and Taunton's town centre.

- Impressive three storey town house
- Four bedrooms, two en-suite, family bathroom
- Kitchen/breakfast room and utility room
- Generous corner plot
- NO ONWARD CHAIN
- Close to Vivary Park and town centre
- Two reception rooms
- Ground floor cloakroom and shower
- Two allocated parking spaces
- Council tax band F, Freehold

Guide Price £550,000

SITUATION

The development is found at the bottom of South Road within easy reach of Taunton Town Centre which has a large range of shopping, leisure and scholastic amenities.

The County Town of Taunton also offers easy access to the M5 via junction 25 and has main line railway links to the rest of the country.

DESCRIPTION

A particularly well-presented three-storey townhouse, occupying one of the most desirable plots within this sought-after gated development close to the town centre.

Enjoying a prime corner position, the property benefits from generous landscaped gardens extending to two sides, together with two allocated parking spaces.

ACCOMMODATION

The house has mellow brick elevations under a pitched slate roof with accommodation arranged over three floors. The accommodation comprises an entrance hall with stairs to first floor, door to downstairs cloakroom and shower. There is a dining room with front aspect window. The kitchen/breakfast room is fitted with a range of white high-gloss wall and base units including a range of integrated appliances with worksurfaces, freestanding gas cooker with extractor over and sink with mixer tap. Bi-folding doors opens out onto the rear terrace and garden. There is a utility room with fitted units sink, boiler and door to the rear garden.

On the first floor is a landing with stairs to second floor and double doors to the sitting room which has dual aspect windows enjoying wonderful views over the garden. Adjacent to the sitting room is a double bedroom with front aspect window, a range of built in wardrobes, and an en-suite shower room.

On the second floor is a further double bedroom, with a built in wardrobe and an en-suite shower room. There are two further bedrooms and a family bathroom.

OUTSIDE

The garden is situated in a wonderful position enjoying a good orientation and is well stocked with trees and shrubs and impressive hard landscaping. A deep paved terrace extends from the rear of the property, ideal for outside entertaining, with raised beds along the side, a water feature and large shed. A couple of steps lead down to a further area with circular lawn, and gravel areas with specimen plants.

There are two off road parking spaces to the front of the property and within the development of St Josephs Field, there is a visitors parking area, residents' green and a private gated pedestrian access which leads to the top of Mount Street providing easy access to Vivary Park. St Josephs Field itself has a private gated entrance for both vehicles and pedestrians, set back from South Road.

SERVICES

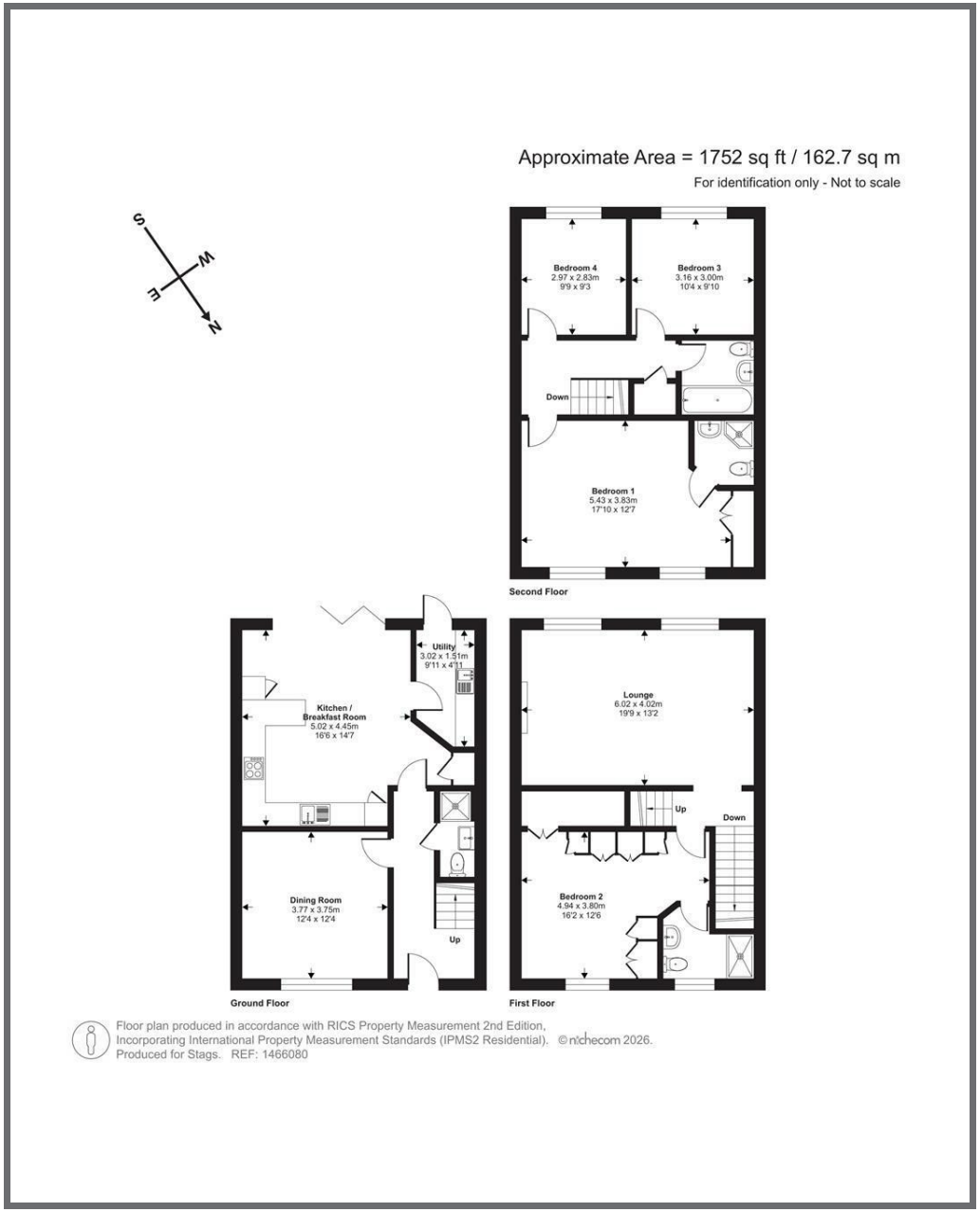
Mains drainage, gas, electricity, water. Gas central heating - new boiler June 2025. Ultrafast broadband available (Ofcom), good outdoor with all providers, good indoors with EE, variable indoors with other providers (Ofcom). NB the agents have not inspected or tested the services.

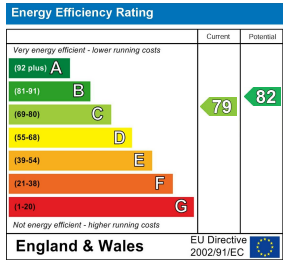
We have been advised by the current owner that the annual service charge for the maintenance of communal areas and security gates is £792 for the year April 2026/7.

DIRECTIONS

From the town centre proceed along East Reach until reaching the traffic lights at the top of East Reach and taking a right onto Billetfield, turn immediately left into Silver Street and continue past Silver Street Volkswagen and take the next right turning into St Josephs Field.

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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