STAGS



13 Roughmoor Cottages

13, Roughmoor Cottages, Frieze Hill, Taunton, Somerset TA1 1HA







This is a rare opportunity to acquire a characterful home in an enviable edge-of-town setting, combining the appeal of countryside views with convenient access to local amenities and transport links.

- Two Double Bedrooms
- Stunning Countryside Views
- Front & Rear Gardens
- Useful Attic Room
- Garage & Driveway
- Close To Popular Longrun Meadow
- Walking Distance to Amenities
- Quiet Edge Of Town Location
- Council Tax Band B
- Freehold

Guide Price £180,000

SITUATION

Enjoying a delightful position on the edge of Taunton, adjoining open countryside, this charming terrace cottage offers a wonderful semi-rural feel whilst remaining within easy reach of the town centre and the amenities of nearby Staplegrove village. French Weir Gardens and Longrun Meadow are close and are popular for walking, cycling and canoeing and where pedestrian access is also afforded to Somerset College, French Weir GP and Musgrove Park Hospital. Behind the house is Elm Grove Tennis Club with five grass courts. A mainline rail station at Taunton is also within easy striking distance providing a fast link to London (Paddington) and Bristol.

ACCOMMODATION

The accommodation is now in need of modernisation and is arranged over two floors. Entered via the rear garden, the kitchen/breakfast room is fitted with a range of wall and base units, inset sink and drainer, and provides space for appliances and informal dining. The kitchen opens into a spacious sitting/dining room and front porch, featuring attractive original wooden floorboards, a character fireplace and views over the front garden and adjoining countryside.

On the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom fitted with a bath and shower over, wash hand basin, WC and heated towel rail. The principal bedroom enjoys particularly fine views across the surrounding fields and towards Longrun Meadow, a popular local green space renowned for its walking routes and weekly Parkrun.

A fixed timber ladder leads from the landing to a useful attic room with Velux window and large storage cupboard, providing excellent ancillary space.

OUTSIDE

Outside, the property can be approached from the front via a pedestrian pathway leading across the terrace. The front garden is laid principally to lawn with a variety of established shrubs and bordered by a traditional picket fence, whilst enjoying a lovely outlook across the adjoining countryside.

To the rear is a private courtyard garden designed for ease of maintenance and offering space for outdoor seating and entertaining. Beyond the courtyard is a driveway providing off-road parking and access to a substantial single garage with adjoining workshop/utility area, benefitting from power and lighting.

There is a pedestrian right of access across the rear of the terrace.

SERVICES

All mains services connected. Gas central heating. Mobile signal good outdoors and in-home with selected major networks. Standard, superfast and ultrafast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From our Stags office on Hammet Street in Taunton, at the roundabout chose North Street towards Staplegrove taking the left hand turn onto Staplegrove Road, stay on this road until you reach a left hand turn onto Richmond Road. At the end of Richmond Road continue onto Roseberry Terrace following the road round and turning left onto Roughmoor Crescent, before the road turns left Roughmoor Cottages can be found on the right hand side at the top of the hill as denoted by our For Sale board.



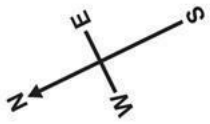




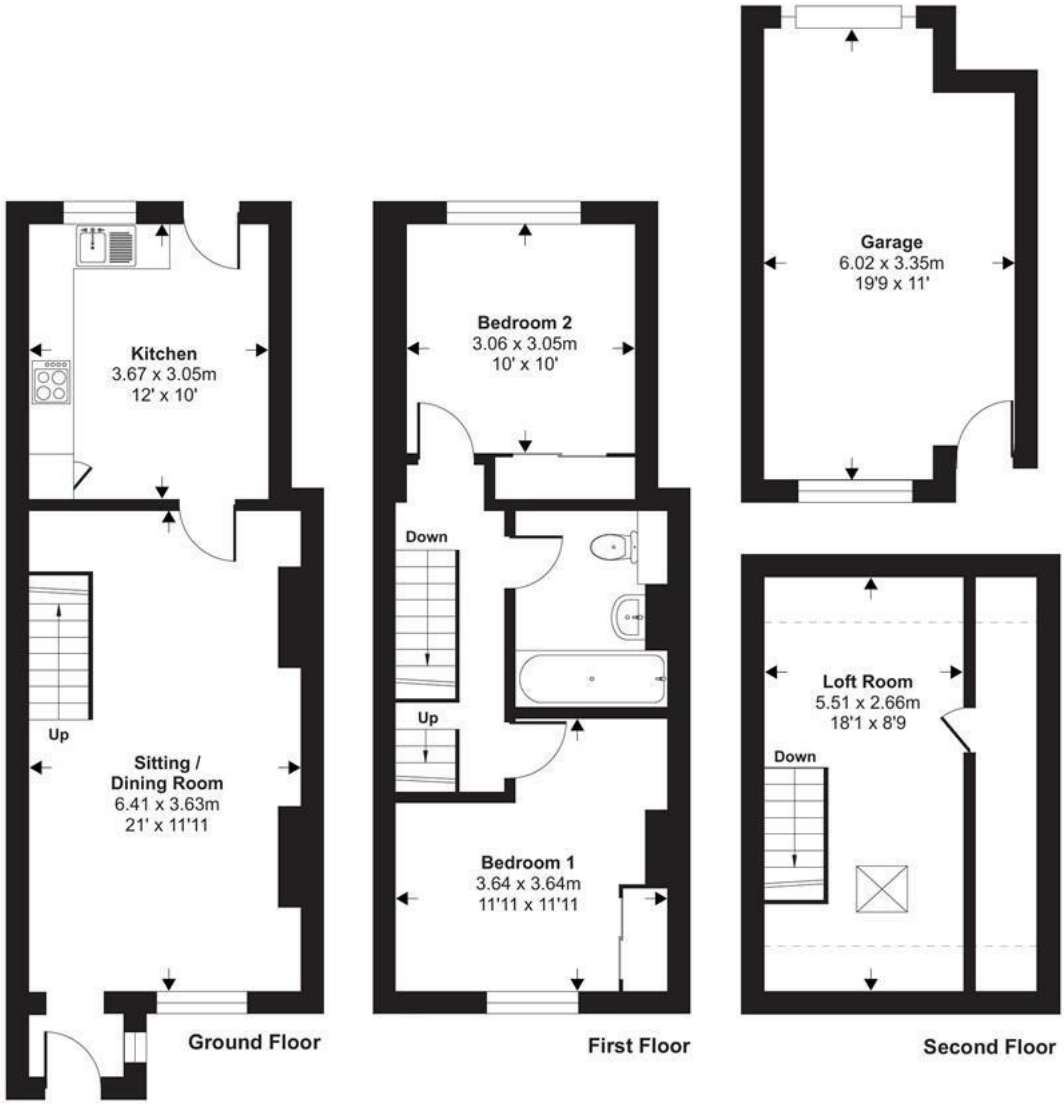




Approximate Area = 942 sq ft / 87.5 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1192 sq ft / 110.7 sq m
For identification only - Not to scale



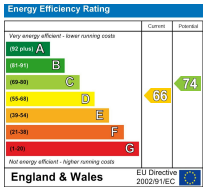
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1498096

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.

STAGS



5 Hammet Street, Taunton, TA1 1RZ
01823 256625
taunton@stags.co.uk
stags.co.uk