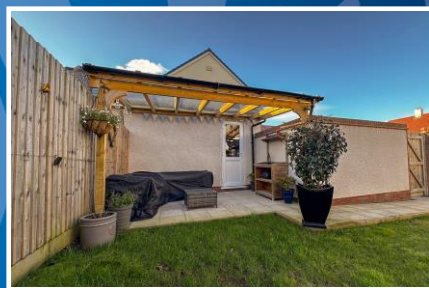
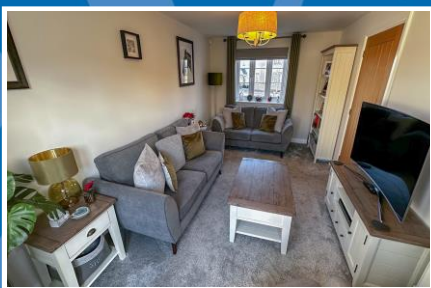




25 Stansell Road, Taunton, Somerset, TA1 3GG

£380,000

A stunning modern 3 bedroom detached house with a west facing rear garden, detached garage and double driveway. Probably the best “Eddington” house style on the development.



Features

- An exceptional modern detached house
- Highly sought after residential location close to shops, post office and less than 1.5 miles from the town centre
- Superbly presented
- Entrance hallway with cloakroom/WC and large storage cupboard
- Lounge with French doors opening onto the rear garden
- Kitchen/dining room with integral appliances. French doors opening onto the rear garden.
- 3 double bedrooms with 1 en suite. Family bathroom
- Double glazing and gas heating
- Landscaped gardens with rear garden of a westerly aspect
- Detached garage with side door and double driveway





**GROSS INTERNAL FLOORSPACE:
946 Sq.ft (87 Sq.m)**

ENTRANCE HALL

LOUNGE - 9' 10" x 15' 10" (2.99m x 4.82m)

KITCHEN/DINING ROOM - 19' 7" x 8' 10"
(5.96m x 2.69m)

WC

MASTER BEDROOM - 11' 10" x 12' 11"
(3.60m x 3.93m)

EN SUITE

BEDROOM 2 - 10' 0" x 9' 3" (3.05m x 2.82m)

BEDROOM 3 - 6' 3" x 10' 10" (1.90m x 3.30m)

BATHROOM - 9' 1" x 6' 3" (2.77m x 1.90m)

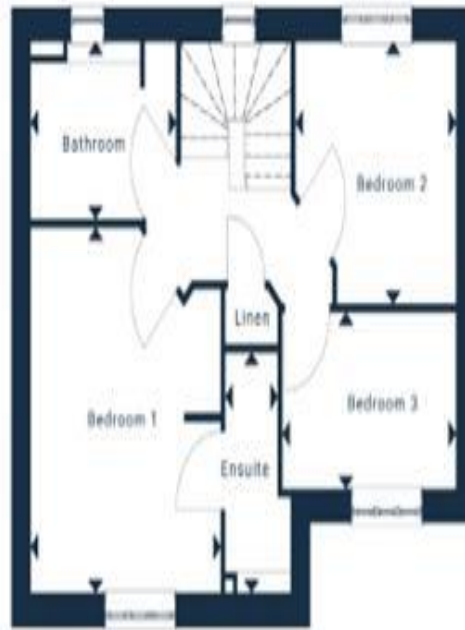
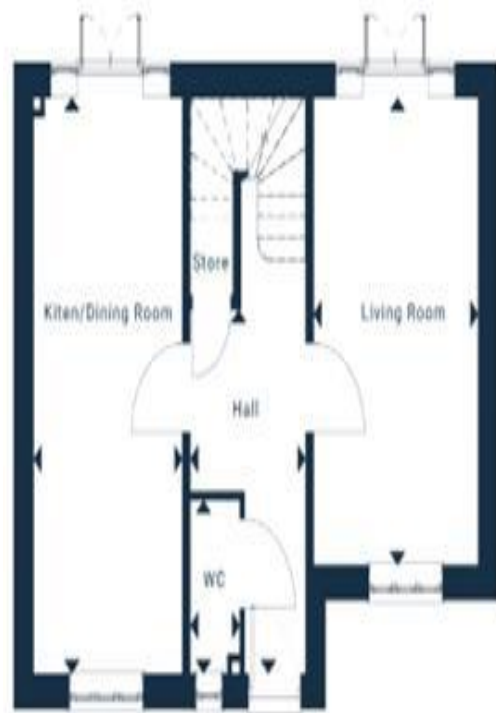
TENURE: Freehold

TAX BAND: D

SERVICES: Mains electricity, gas,
water and drainage. Gas central
heating.

DIRECTIONS: From the town centre
head out along South Road passing
Richard Huish College. Continue
following this road onto Shoreditch
Road and turning right into Killams
Drive. Continue over the bridge and
into Killams Park and continue up the
hill and straight ahead onto Stansell
Road. Follow the road passing the
Octagon house on the right and the
house will be found approximately 250
yards past this on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

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For viewings, appraisals and all enquiries call
01823 324324

DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

