



2 Belle Vue Terrace



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Fons George, Taunton, TA1 3JT

Central Taunton Location

A spacious and beautifully presented Victorian town house, situated in Wilton, a favoured area in Taunton.

- Reception Hall
- Two Reception Rooms
- Highly Favoured Location
- Beautifully Presented Throughout
- Council Tax band C
- Open Plan Kitchen / Family Room
- Four Bedrooms (Master En-Suite)
- Enclosed South Facing Rear Garden
- Superb Position Close to Vivary Park
- Freehold

Guide Price £425,000

SITUATION

The property occupies a very convenient position in the Wilton conservation area of Taunton, which is within 100 yards of Wilton Church and 250 yards from Taunton's municipal gardens, Vivary Park, which hosts an annual flower show and adjoined by an 18 hole golf course. There is therefore, an easy walk to the town centre, where there are a wide range of shopping facilities. There are a good range of local schools, including Castle School, as well as a health centre, hospital and County Hall, all close to hand. Belle Vue Terrace is a quiet street and although there is no off road parking, resident permit badges are available.

DESCRIPTION

2 Belle Vue Terrace is a charming Victorian terrace with an attractive façade with brick elevations under slate roofs. The property has previously been substantially extended and improved and is presented in excellent decorative order.



ACCOMMODATION

The accommodation includes an entrance porch, hallway with turning staircase to first floor and a separate cloakroom. There is a sitting room with an open fireplace with inset wood burning stove and bi-folding doors, which lead through to a further reception room. The second reception room again has a period fireplace and glazed doors leading through to the kitchen. The kitchen/family room is a wonderfully light and spacious room and includes a range of Shaker style wall and base units with a central island unit. There is a roof lantern and a tiled floor, which extends through to a breakfast area with door and windows to the rear garden.

On the first floor there is a turning staircase to the second floor and access to three bedrooms and a family shower room with underfloor heating and on the second floor is the master bedroom with an en-suite bathroom.

OUTSIDE

The property has an enclosed part walled garden, which has been landscaped with a patio and pathway leading to a timber workshop. There is an area of lawn and planted herbaceous borders and the garden enjoys a south facing aspect.

SERVICES

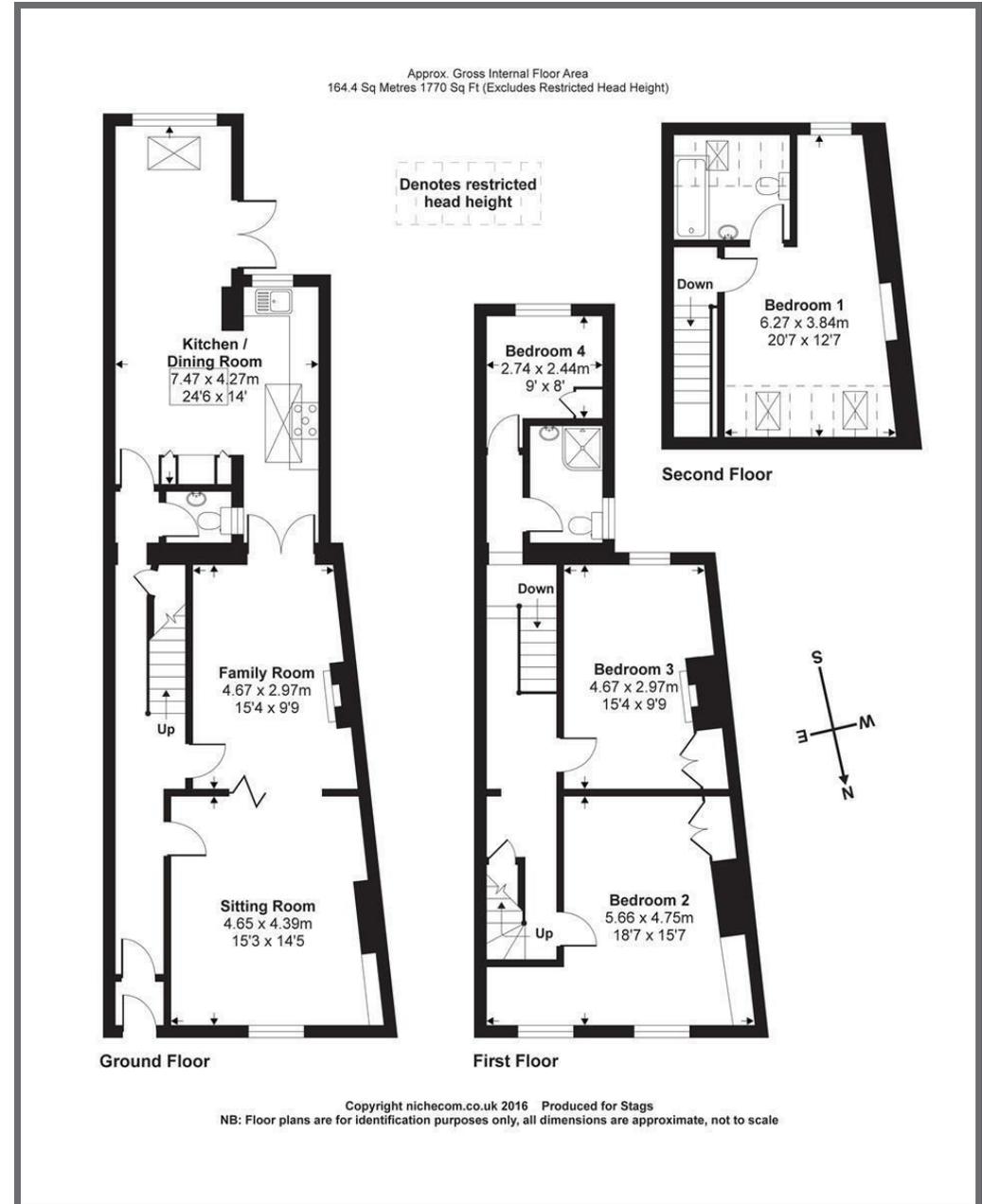
Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available indoors with all providers (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton proceed past the Police Station, turning left into Burton Place, which in turn leads into Wilton Street. Proceed past Vivary Road and Fons George can be found by taking the next turning on the left, just past the Vivary Arms. Number 2 can be found after a short distance on the right hand side.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	76
England & Wales		EU Directive 2002/91/EC	