



37 Craig Lea



STAGS

37 Craig Lea

, Taunton, TA2 7SY

A beautifully presented four double bedroom, three reception room, detached house within this popular development which is 1 mile north of the town centre occupying a good sized plot with double garage and ample driveway parking. No onward chain.

- Superbly presented modern detached house
- Three reception rooms
- Four bedrooms
- Double garage and ample parking
- Council Tax band F
- Larger plot size
- Conservatory
- Enclosed south west facing garden
- No onward chain
- Freehold

Guide Price £495,000

SITUATION

Craig Lea is situated just 1 mile from the centre of Taunton, the County Town of Somerset. Taunton is a bustling town with an excellent range of amenities, a good selection of independent and high street shops, restaurants, cafés. There is a wealth of history and sporting facilities including the Somerset County Cricket Ground and race course.

The property benefits from excellent transport links with the Taunton mainline railway station being under a mile linking to London Paddington in less than two hours and via junction 25 of the M5 motorway situated on the eastern side of town. Taunton also offers a good selection of both state and independent schools including Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



DESCRIPTION

37 Craig Lea is a well proportioned, detached, modern house situated on a good sized corner plot within this quiet cul-de-sac located on the northern fringes of the Town Centre.

ACCOMMODATION

The accommodation is well proportioned and arranged over two floors comprising a good sized entrance hallway with stairs to first floor, door to downstairs cloakroom, door to the sitting room with wood effect fire, front aspect bay window, double doors through to the dining room, which in turn has sliding doors out to the conservatory. There is a separate study/office with bay window to the side and front. The kitchen/breakfast room is fitted with a range of white fronted, Shaker style, wall and base units, window to the rear and door to a utility room.

To the first floor there is the principal bedroom with fitted wardrobes, door to en-suite. There are three further bedrooms and family bathroom.

OUTSIDE

There are gardens to the front and rear of the property with ample off road parking and detached double garage. The rear garden is mainly paved for ease of maintenance.

SERVICES

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

DIRECTIONS

From the centre of Taunton proceed past the railway station north into Kingston Road. Once on Kingston Road take the third turning on the left into Pele Drive, then bear right into Craig Lea, follow the road around to the left and No 37 can be found 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.



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		
England & Wales		
EU Directive 2002/91/EC		

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