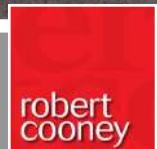




3 Manor Road Taunton TA1 5BB





Situated in the popular Parkfield area, a rare opportunity to acquire this iconic 1930's 4 double bedrooomed detached house in the Castle School and Parkfield Primary catchment areas. With an enclosed established private South-East facing garden, garage and private driveway parking, this property is within easy walking distance of the town centre and Musgrove Park Hospital.





Features

- Entrance Hall
- Living Room with coal effect gas stove
- Drawing Room
- Fitted Kitchen / Breakfast Room with breakfast bar
- Dining Room with French doors to garden
- Utility Room with door to garden and garage
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Bathroom
- 3 further Double Bedrooms
- Family Shower Room
- Separate WC

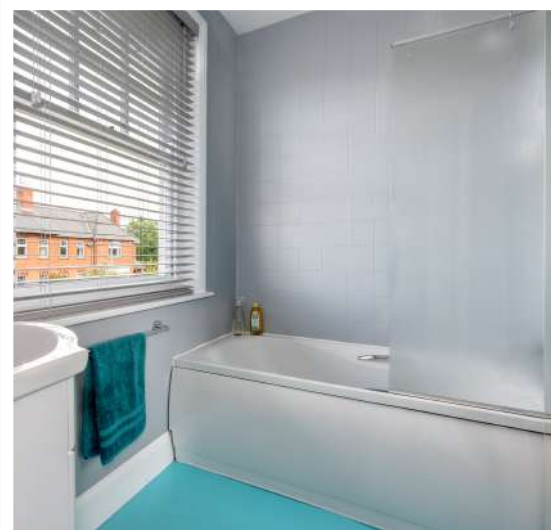
- Enclosed South-East facing garden to rear
- Garage and driveway parking

- Gas central heating
- Castle School catchment
- Freehold

- Council tax band F

- What3words:
///fluid.harp.moment







Manor Road is located within the highly sought after area of Parkfield and within a few minutes' level walk of the centre of Taunton, the County Town of Somerset.

The town is bustling and forward-looking with excellent amenities including a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground and Tesco within walking distance of the property.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent access for the M5 motorway at junction 25, situated on the eastern side of the town. International airports can be found within an hour's drive at Exeter and Bristol.

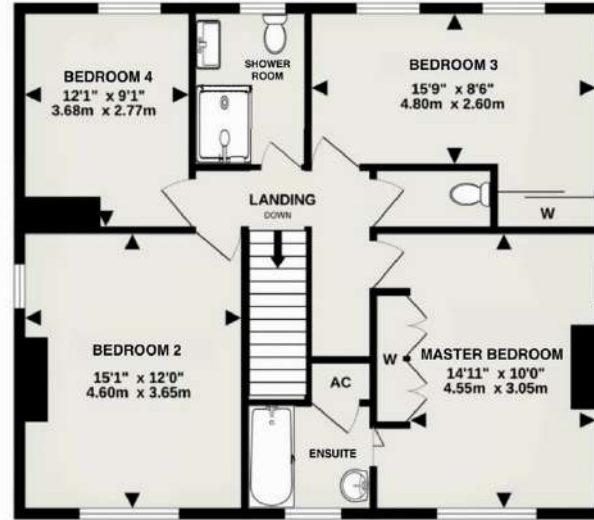
Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges, Richard Huish Sixth Form College and Bridgwater and Taunton College.



GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 1922 sq.ft. (178.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing strictly through the selling agents:

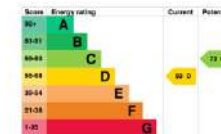
Robert Cooney

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Somerset TA1 4AW

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**

