



2 Wheatleigh House

Wheatleigh Close, Taunton, Somerset, TA1 4QE

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A beautifully presented, elegant ground floor apartment situated in this grade II* listed period house, conveniently situated for the town centre with gardens and glorious views.

- Elegant ground floor apartment
- Mid 19th century
- Beautifully presented
- Gardens and glorious views

THE AGENTS SAYS...

This beautifully presented ground floor apartment forms part of an early to mid-19th century grade II* listed house.

The apartment offers elegant well-proportioned accommodation with stunning rural views and has been beautifully presented and upgraded.

The property has an attractive approach to the side of the main house following a colonnaded veranda and leading up to its own front door, with the advantage of gas fired heating.

2 Wheatleigh House is situated in delightful communal gardens, with a single garage including power and lighting and a parking space in front.

A large storeroom, for the benefit of the apartment, is located in the cellar of the main house.



ACCOMMODATION

The accommodation comprises: a spacious reception hall with a useful hand-crafted, bespoke cloaks cupboard with seating to one side.

The drawing room, a wonderful, elegant reception room with bay window to the front elevation with original shutters, further glazed window on the side elevation and overlooking the veranda with original shutters. This room centres upon a stone fireplace with inset living flame gas fire and has a moulded ceiling cornice with picture rail.

The kitchen/dining room includes a comprehensive range of fitted wall and base units providing work surfaces and cupboards with drawers under. A range of integrated appliances include a range cooker with gas hobs, dishwasher, fridge, freezer and washing machine. Gas fired boiler for hot water and central heating. A central window enjoys stunning views over Galmington and rolling hills towards the Quantocks.

The principal bedroom features a large bay window, which allows an abundance of natural light in with impressive far reaching views out across the gardens towards the open countryside beyond. The room has been cleverly designed with a partition, which forms a walk-in dressing area behind.

Bedroom 2 includes a sash window with stunning views towards rolling hills.

The bathroom has been recently upgraded to include rolltop bath, pedestal wash hand basin, low level WC, corner quadrant shower cubicle. Window. Chrome heated towel rail.



OUTSIDE

The property enjoys a small area of garden planted with shrubs, immediately outside the front door.

To the rear of the house are communal gardens and a drying area.

The property also has the benefit of a large lock up storeroom located in the cellar of the main house.

In addition there is a single garage 18' x 9' in the middle of three and situated in a block to the outside of the house with up and over door, power and light.

Parking is available in front with a further parking space to the side of the apartment entrance.

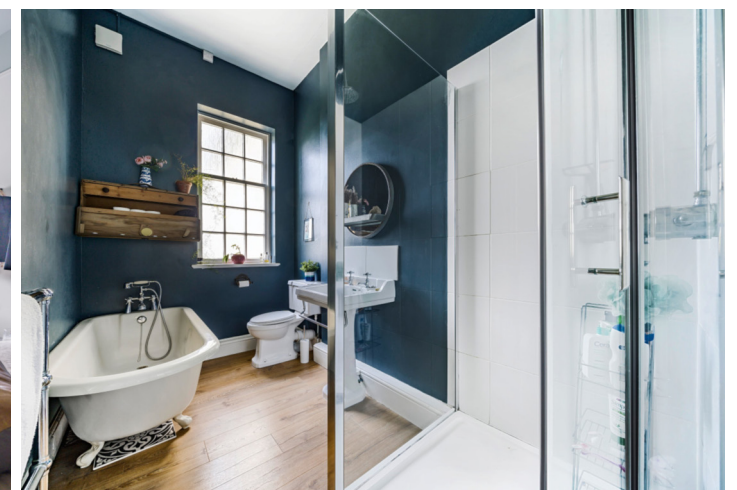
SITUATION

Wheatleigh House is situated in a popular residential area and within walking distance of the town centre.

Wheatleigh House occupies a prominent and elevated location with stunning rural views over Galmington to the Brendon, Quantock and Blackdown Hills beyond.

Taunton, the County Town, provides comprehensive facilities including a good range of shops, excellent schools within both the state and independent sectors.

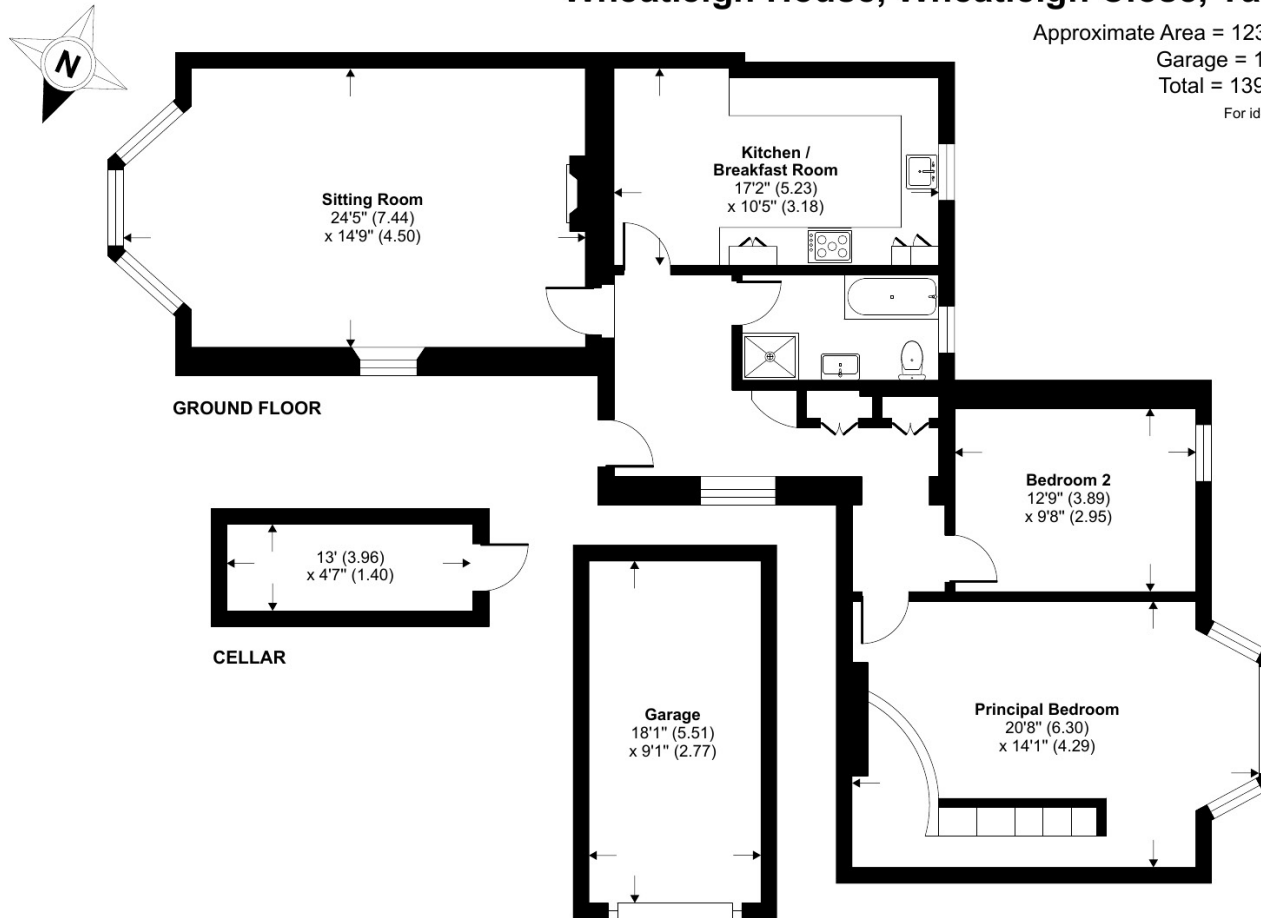
There is a main line rail link to London (Paddington) and M5 access at Junction 25 on the eastern side of the town.





Wheatleigh House, Wheatleigh Close, Taunton, TA1

Approximate Area = 1234 sq ft / 114.6 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1398 sq ft / 129.8 sq m
For identification only - Not to scale



DIRECTIONS

From the Compass Hill area, near the centre of Taunton, take the Trull Road in a southerly direction and immediately before the roundabout with Galmington Road turn right into Wheatleigh Close. Continue into Wheatleigh Close and bear to the right of the property, where the entrance to the apartment will be found.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

Somerset Council Council - Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Humberts. REF: 993792

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