



6 The Crescent Taunton TA1 4EA

robert
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This superb Grade II Listed Georgian townhouse suits families or those enjoying retirement and its total refurbishment was completed in 2023 including new wiring, fire/smoke detection, plumbing installations and pressurised water delivery. Further facilities include security alarm and CCTV systems together with hard-wired wifi repeaters on each floor. Ideally situated in the centre of town within a few minutes' level walk is M&S food hall, the theatre, park, golf club and riverside and the property lies in the approved catchment area for some of Taunton's renowned schools.





Features

- Classic entrance hall
- Drawing room
- Open plan kitchen / dining room with statement island, full height glazed panelled door to terrace, feature fireplace
- Master bedroom suite with bespoke fitted dressing room, original fireplace and secret double doors to ensuite bathroom with separate shower
- Bedroom 2 with ensuite bathroom and separate shower
- Bedroom 3 with ensuite shower room
- Bedroom 4 / study / snug
- Second Kitchen / laundry / utility room
- Wet room
- Separate cloakroom

- Elevated terrace with decking and self-clean glass screens
- Planted courtyard garden
- Private parking for 2/3 cars behind electric gates

- Fitted Sandringham Maribella carpets made from recycled fishing nets
- Gas central heating
- No onward chain

- Detached Coach House currently with 4 offices, kitchen, shower room and cloakroom available by separate negotiation

- Council tax band D







Specification

- Kitchen / dining room: integrated Smeg dishwasher, Siemens fridge freezers, 4 integrated Bosch appliances including oven, microwave, oven with steam jet, oven / grill, Siemens induction hob with integrated down-draught extraction, electric log effect fire
- Master suite bathroom: double vanity units, Heritage taps, underfloor heating, motion sensor low level lighting, separate shower with rainfall shower head and additional handheld shower head
- Additional bathrooms: separate showers with rainfall shower head and additional handheld shower head
- Lower kitchen / laundry / utility room with space for undercounter white goods, Vaillant boiler and pressurised hot and cold water system
- Terrace: planning consent will allow the area under the terrace to be extended to create an additional room if required with modern fenestration
- Electric gates operated by fob/phone app with dimming gate lights
- Hard-wired Wi-fi repeaters on each floor
- CCTV, full alarm system and Ring video doorbell















TO LET



6 The Crescent is situated in the centre of Taunton, the County Town of Somerset, with a wide range of shops, restaurants, Brewhouse Theatre and Somerset County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

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

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.

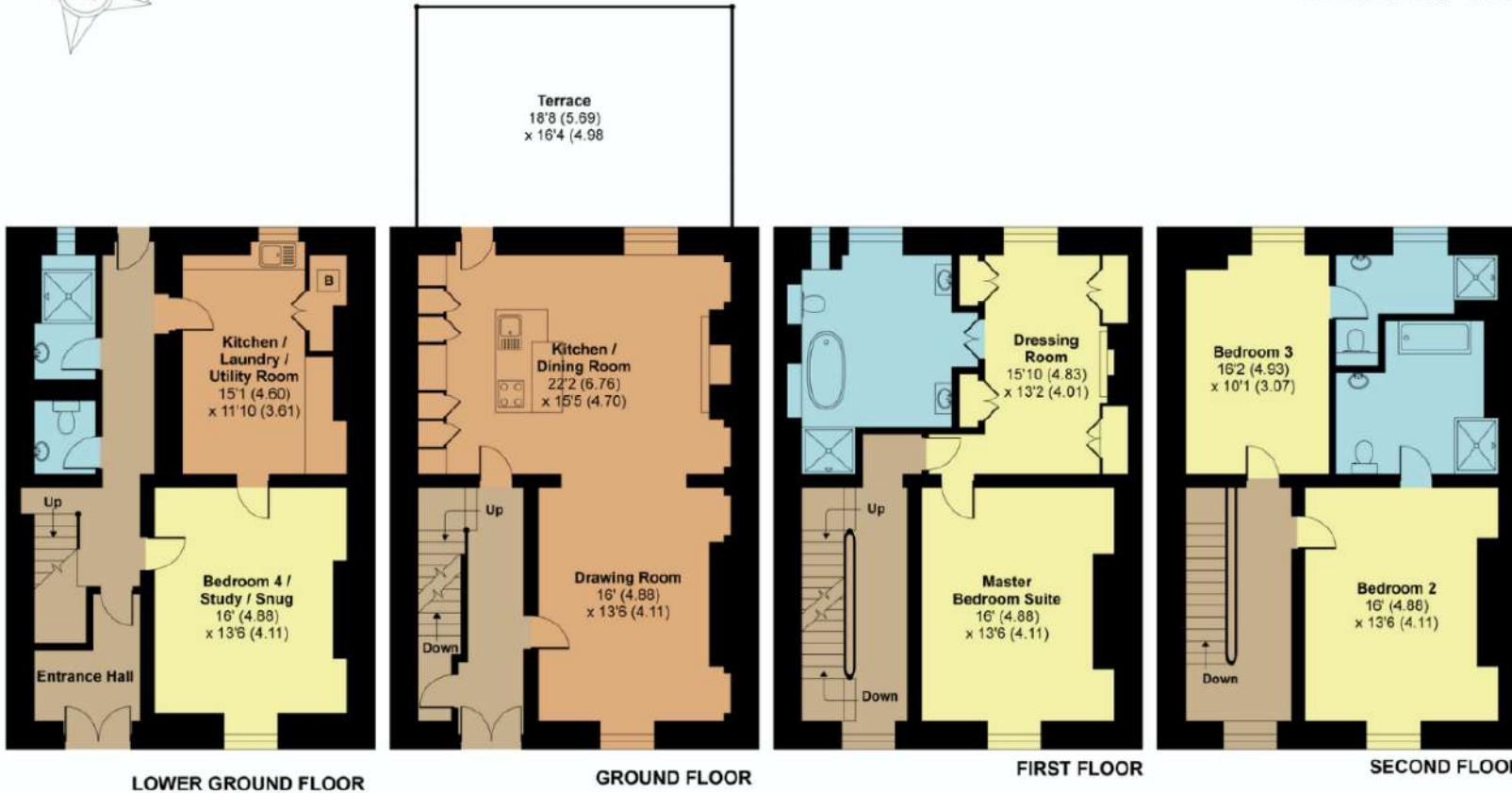




6 The Crescent, Taunton, TA1 4EA

Approximate Area = 2937 sq ft / 272.8 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Robert Cooney. REF: 786557

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