



St Michaels, 3 Upper High Street, Taunton TA1 3PX

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Making home moves happen

A Georgian Grade II listed townhouse, St Michaels overlooks the lovely Vivary Park to the rear. This flexible and generously proportioned family accommodation retains original features of the period and contains 3/4 reception rooms, 4 bedrooms and delightful mature gardens.

THE PROPERTY

Only with a viewing can this wonderful Georgian home be fully appreciated. The main emphasis of the property is to the rear with an imposing bay fronted elevation allowing most of the accommodation to enjoy an outlook over the delightful mature garden and the adjoining Vivary Park. The gas centrally heated accommodation is very well preserved, with original features including flagstone floors to the garden floor, many original fireplaces, original ceilings and windows.

This property offers truly flexible accommodation, perfect for a family requiring plenty of living space for their various interests, hobbies or indeed business needs. There is also scope to convert the garden floor into a self-contained annex if required. Upper High Street is within a 5 minute walk of Taunton town centre which offers a wide range of shopping, leisure and business amenities. Although the property does not offer vehicle off street parking, there are various opportunities locally for either parking permits or private arrangements. **Please view the video at www.youtube.com/watch?v=6_YwZiIF3Q**

Front entrance door into:

Reception Hall 18' 8" x 12' 8" (5.69m x 3.86m) A magnificent double height room with original tessellated tiled floor and a superb ceiling height of 12' 8". Original open fireplace and arched window to front with window shutter. Several steps then lead down to the:

GARDEN FLOOR

Cloakroom White suite of low level wc and pedestal wash hand basin.

Family Snug 18' 0" (max) x 12' 9" (5.48m x 3.88m) Original flagstone floor, original cast iron open fireplace, built-in book shelving.



Garden Room 13' 2" x 11' 6" (4.01m x 3.50m) This room has been used as a working consulting room. Partially glazed door opens to a walled courtyard garden.

Utility Room 12' 9" x 12' 7" (3.88m x 3.83m) Original flagstone floor and a butlers sink set in a solid worktop, various built-in cupboards to either side of an original chimney breast, one of which houses the Worcester gas fired boiler supplying central heating and hot water.

Original staircase from reception hall to:

UPPER GROUND FLOOR with walk-in pantry.

Kitchen 17' 6" x 9' 0" (5.33m x 2.74m) Fitted with a range of wall and floor storage cupboards, ceramic tiled worktops and inset marble chopping board. Eye level Neff double electric oven, ceramic hob, wall shelving and single drainer stainless steel sink unit with mixer tap. Exposed floor boards.

Drawing Room 18' 8" x 16' 0" (into bay window) (5.69m x 4.87m) The bay window has a glazed door which opens onto a small balcony with metal steps descending into the garden. This room enjoys a superb view over the charming garden to Vivary Park and contains the original open and working fireplace and exposed floorboards. An original archway then opens to the:

Dining Room 13' 3" x 11' 6" (4.04m x 3.50m) Original exposed floorboards, sash window to rear with similar views, built-in book shelving and independent door to the upper ground floor hall.



Staircase from upper ground floor hall to:

TOP FLOOR with built-in airing cupboard and lagged hot water tank.

Bedroom 1 19' 0" x 13' 0" (5.79m x 3.96m) Original fireplace and exposed floorboards, two windows with stunning views of the gardens and Vivary Park.

Bedroom 2 19' 4" x 12' 10" (5.89m x 3.91m) Original fireplace. Built-in book shelving.

Bedroom 3 12' 0" x 11' 8" (3.65m x 3.55m) Window overlooking the courtyard gardens and Vivary Park. Wardrobe recess.

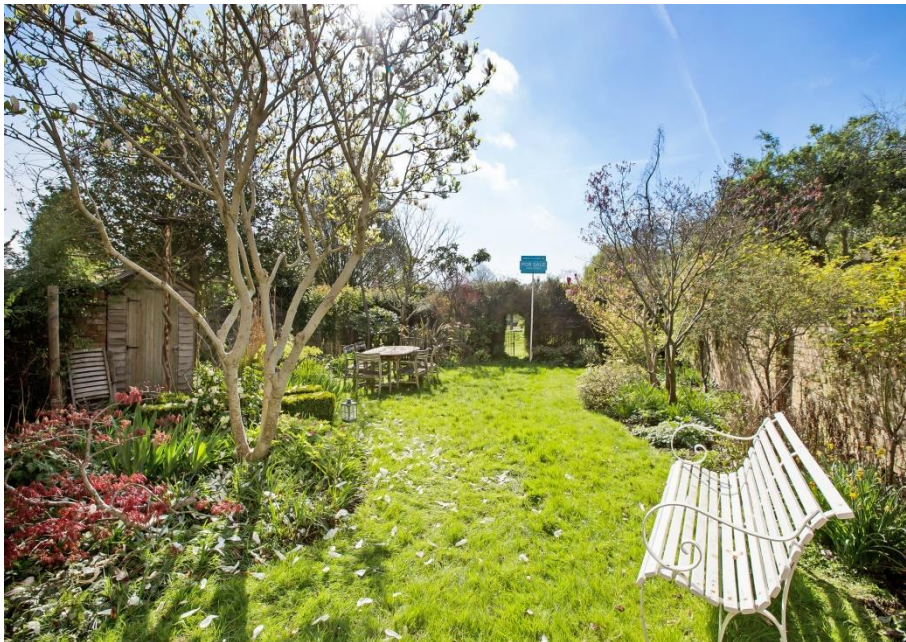
Bedroom 4 12' 9" x 12' 0" (3.88m x 3.65m)

Bathroom 9' 8" x 6' 5" (2.94m x 1.95m) White suite comprising a panelled bath with shower over, pedestal wash hand basin and low level wc, tiled splashbacks.

Outside The rear garden is an absolute delight, thoughtfully planted with an interesting range of specimen trees and shrubs including acers and a mature magnolia. The garden is principally laid to lawn but also includes an original cobbled sitting area. In one corner of the garden a door leads into a brick paved walled courtyard with a small pond and a well contained mature bamboo. The courtyard also enjoys access into the garden room. **A pedestrian wrought iron gate at the end of the garden is set into a mature hedge and opens directly into the beautifully maintained municipal Vivary Park.**

Directions With immediate access to the shops, restaurants and facilities of Taunton, to the rear St Michaels has the beautiful town park with facilities including golf, cafes and play areas. It is possible to walk or cycle to primary and secondary schools, both state and private through the park, avoiding the town's traffic. To reach St Michaels – walk up the High Street away from the town centre and at the very top, with the Vivary gates in front of you, bear right and cross the road. The property can be found to your right, painted dark grey with a red front door. Within this simple, centrally located exterior lies a hidden gem.







TOTAL APPROX. FLOOR AREA 2634 SQ.FT. (244.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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