



6 Westleigh Road, Taunton, TA1 2XY
£310,000

6 Westleigh Road

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A spacious semi detached family home in a popular area
- No onward chain
- Drive parking
- Garage
- Enclosed rear garden
- Two separate reception rooms
- Kitchen
- Utility area and ground floor wc
- Three bedrooms and first floor bathroom
- Attic storage room

SERVICES

Main services of gas, electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1,800Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





Situated in a popular and established residential area of Taunton, 6 Westleigh Road is a spacious three-bedroom semi-detached family home offering well-proportioned accommodation, a generous garden, and excellent potential for modernisation or extension (subject to consents). The property benefits from drive parking, a single garage, and an enclosed rear garden, making it an ideal home for families or those looking for additional space.

Westleigh Road is conveniently located for easy access to Taunton town centre, a range of local schools, amenities, and nearby bus and road links. The location is also within reach of the train station and the M5 for those needing to commute.

The ground floor is accessed via an entrance hall which leads to a bright and airy living room to the front, and a separate dining room to the rear – perfect for family meals or entertaining. The kitchen is fitted with a range of units and opens into a rear porch with direct access to the garden and a useful WC. On the first floor, there are three well-proportioned bedrooms and a family bathroom. A staircase leads to the second floor where a large attic room provides excellent storage or potential for conversion, subject to necessary consents.

Garden

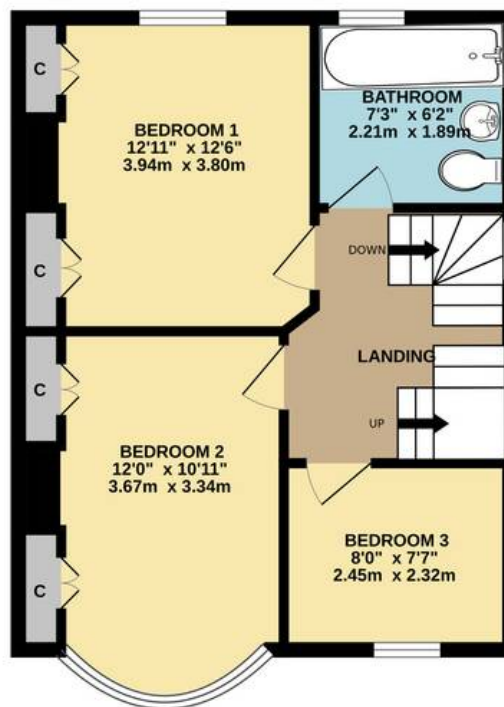
To the front, the property enjoys off-road parking for multiple vehicles and access to the side to a single garage. The rear garden is laid to a mixture of lawn and paving, offering a safe space for children and pets to enjoy.



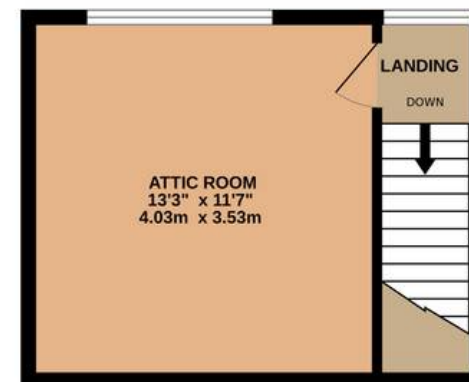
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Ware & Co

Ware & Co, 53 Bridge Street, Taunton - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

