



81 Shoreditch Road, Taunton, TA1 3DF
£425,000

81 Shoreditch Road

Council Tax band: E

Charges payable for 2025/26 – £3,154.60

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A modern detached family house situated in a small cul de sac
- Deceptively spacious and well presented throughout
- Drive parking and garage/store
- Private enclosed rear garden
- Cloakroom/wc
- Good sized living room
- Well fitted kitchen/dining room
- Separate utility room
- Principal ensuite bedroom
- NO onward chain!

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 up to 1000 Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





Located in the highly regarded Shoreditch Road area of Taunton, this impressive four bedroom detached family home offers generous accommodation, modern convenience, and a private enclosed garden, all within easy reach of the town centre, local schools, and commuter links.

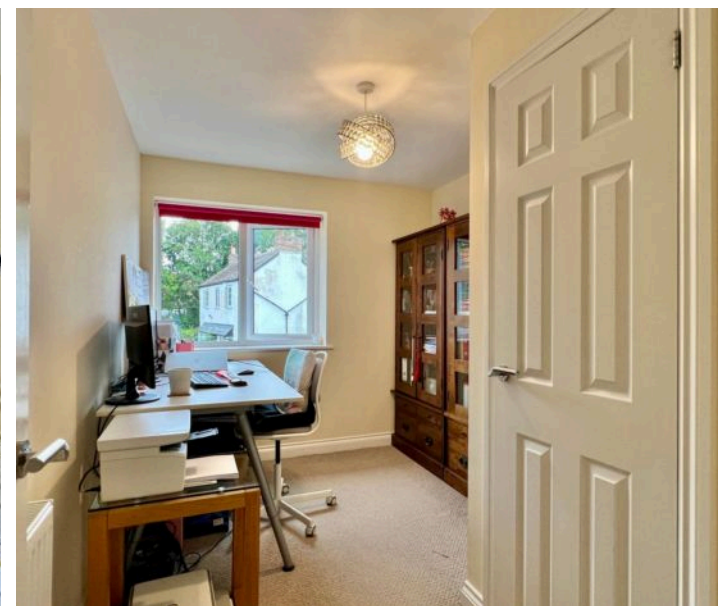
Accommodation

A welcoming entrance hall provides access to most ground floor rooms and features stairs rising to the first floor. The good-sized living room enjoys an abundance of natural light and offers a comfortable space for relaxation. The spacious kitchen/dining room is well appointed with modern units and integrated appliances, providing an ideal setting for family meals and entertaining guests, while a separate utility room offers additional storage and workspace. A cloakroom/WC completes the ground floor.

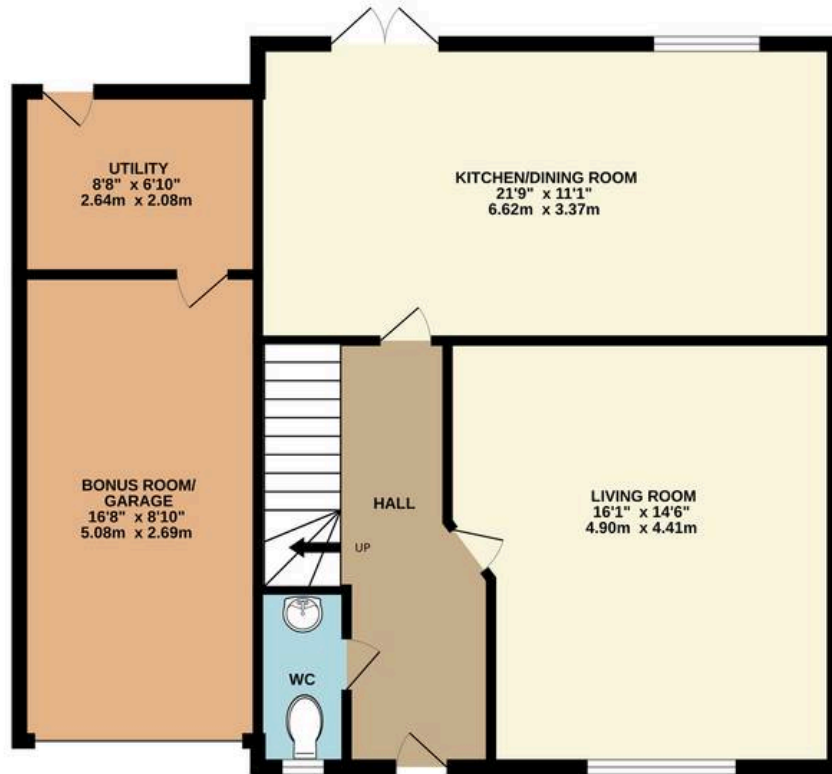
On the first floor, the principal bedroom is complemented by its own updated ensuite shower room, while three further double bedrooms share the recently modernised family bathroom, fitted with a white suite.

Garden

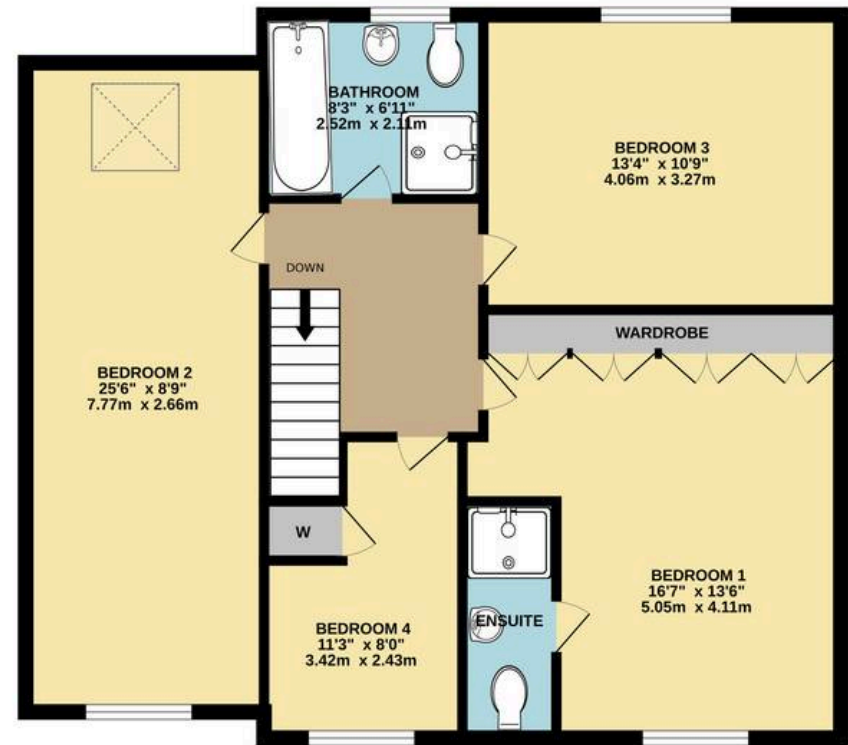
The property is approached via a private driveway providing off-road parking and access to the garage (currently being used as a store room. The rear garden is fully enclosed, mainly laid to lawn with a patio area for outdoor seating and dining, creating a safe and enjoyable space for both children and adults.



GROUND FLOOR



1ST 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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