



44 Richmond Road

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious end of terrace period home
- Sought after location close to Taunton Town Centre
- Private enclosed rear garden with covered patio
- Attached garage
- Small driveway to the front
- Two reception rooms
- Kitchen/breakfast room and separate utility room
- Ground floor shower room/wc
- Conservatory
- Three bedrooms and a luxury four piece bathroom

Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800mbps is available.





Situated in this highly convenient and established residential area close to the town centre, 44 Richmond Road offers generous and flexible accommodation arranged over three floors, perfectly suited to modern family living. The property also benefits from a private driveway, single garage and an attractive rear garden with a covered pergola providing an ideal space for outdoor entertaining.

The well-proportioned accommodation is approached through an **entrance hall** opening to both the **living room** and **dining room**, each offering excellent space for family life and entertaining. To the rear, a **conservatory** overlooks the garden and adds a bright and relaxing seating area.

The **kitchen/breakfast room** provides ample storage and workspace, with room for a breakfast table, while a **separate utility room** offers practical space for laundry and additional appliances. A **ground floor shower room/wc** completes this level.

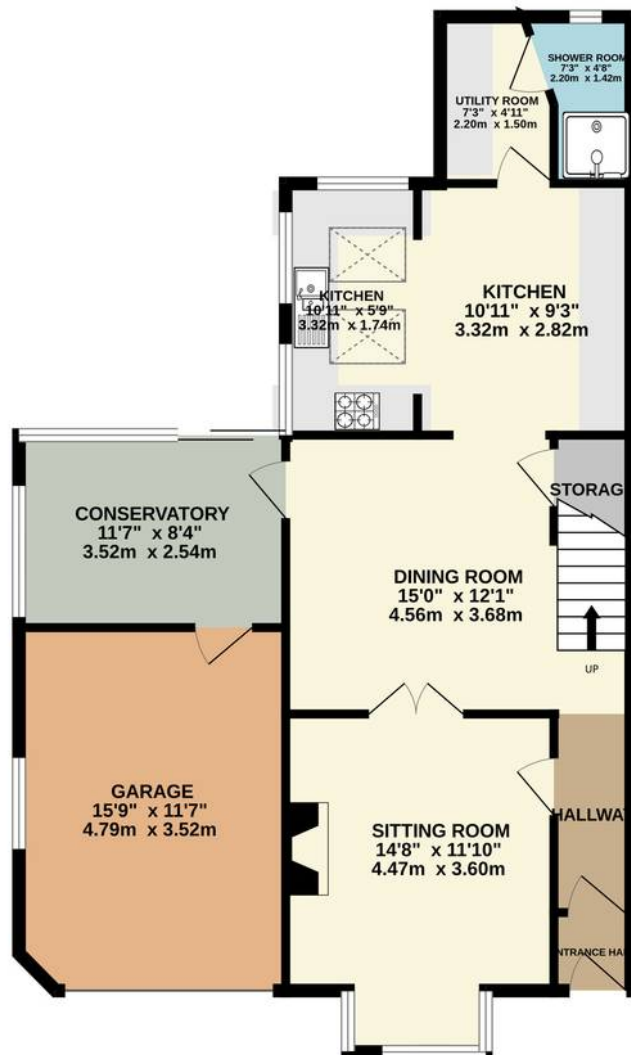
On the **first floor**, there are **two generous bedrooms** and a **luxury four-piece family bathroom** featuring a bath, separate shower enclosure, wash basin and wc. A **further double bedroom** occupies the **second floor**, enjoying a pleasant outlook and offering scope for a study or guest accommodation if desired.

Garden

To the front, there is driveway parking in front of a single garage, which offers excellent additional storage or potential workshop space. The rear garden is fully enclosed and arranged for ease of maintenance, with a paved patio, covered timber pergola and a lawned area ideal for outdoor dining and relaxation.



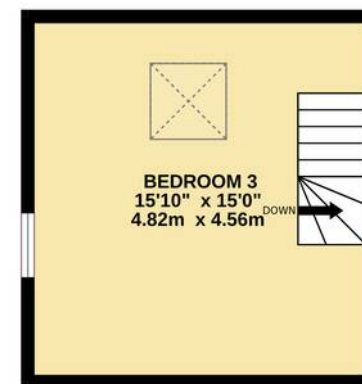
GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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.
Made with Metropix ©2025



Ware & Co

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

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

