



WARE & CO
estate and letting agents

4 Luxhay Close, Taunton – TA2 8ET
£245,000

4 Luxhay Close

Council Tax band: B

Charges payable for 2025/26 - £2,007.48

Tenure: Freehold

EPC Energy Efficiency Rating: C

Broadband speeds of upto 1800mbps are available (Ofcom)

- A well-presented mid-terrace home
- Open aspect to front over playing fields
- Through living/dining room
- Modern conservatory opening to the garden
- Fitted kitchen
- Three generous bedrooms
- Modern shower room
- Enclosed rear garden
- Off-road parking
- Convenient location close to schools, shops and transport links





Enjoying an open aspect to the front across school playing fields, this well-proportioned three bedroom mid-terrace home offers comfortable and practical living in a convenient Taunton location. With off-road parking to the front and an enclosed rear garden, the property provides a great opportunity for families, first-time buyers, or those seeking a well-balanced home close to local amenities. The property is approached via a driveway providing off-road parking. A welcoming entrance hall leads through to a spacious through living/dining room, offering ample space for both relaxation and dining. To the rear, a modern conservatory provides an ideal additional living area with direct access to the enclosed rear garden.

The kitchen is fitted with a range of contemporary units and work surfaces, with space for appliances and a window overlooking the garden.

Upstairs, there are three generously sized bedrooms, all enjoying good natural light and pleasant outlooks. The shower room is fitted with a modern white suite comprising a walk-in shower, wash basin and WC.

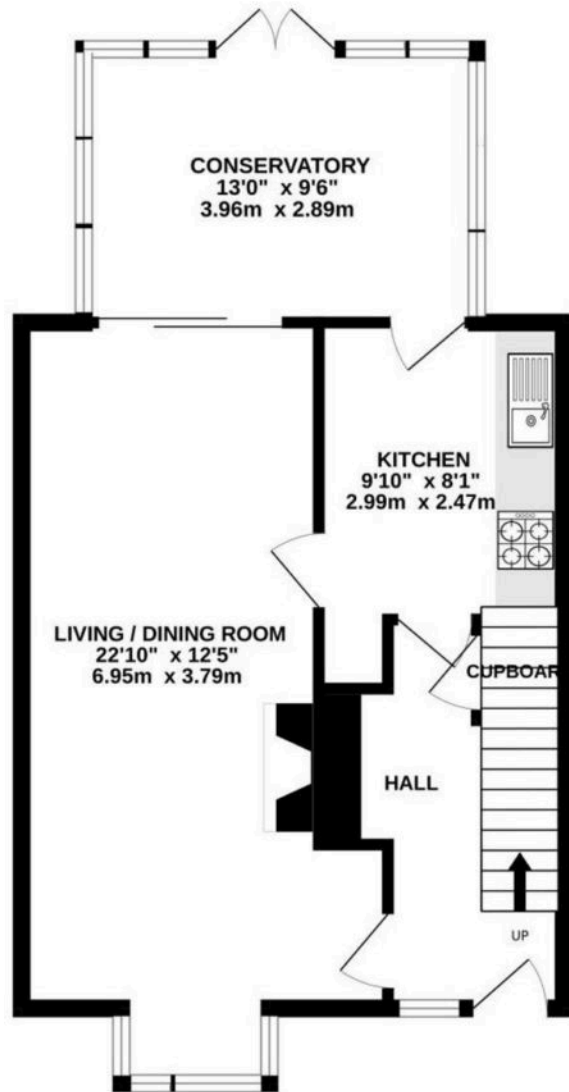
Agents note: This property is believed to Laing Easy Form construction. Please ask agents for further information.

Garden

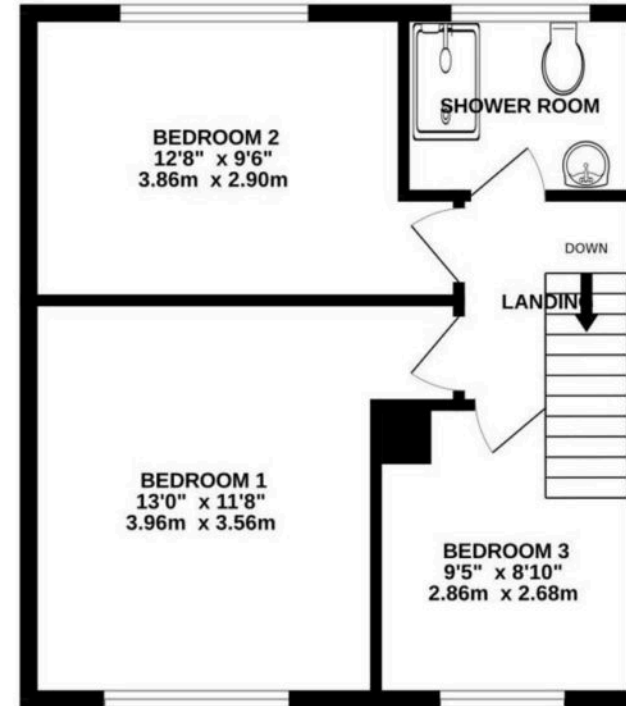
To the front, the property benefits from off-road parking and an open outlook across neighbouring school playing fields. The rear garden is fully enclosed and provides a safe and private space for outdoor enjoyment, featuring a paved patio areas, one with a timber pergola over and timber garden shed.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



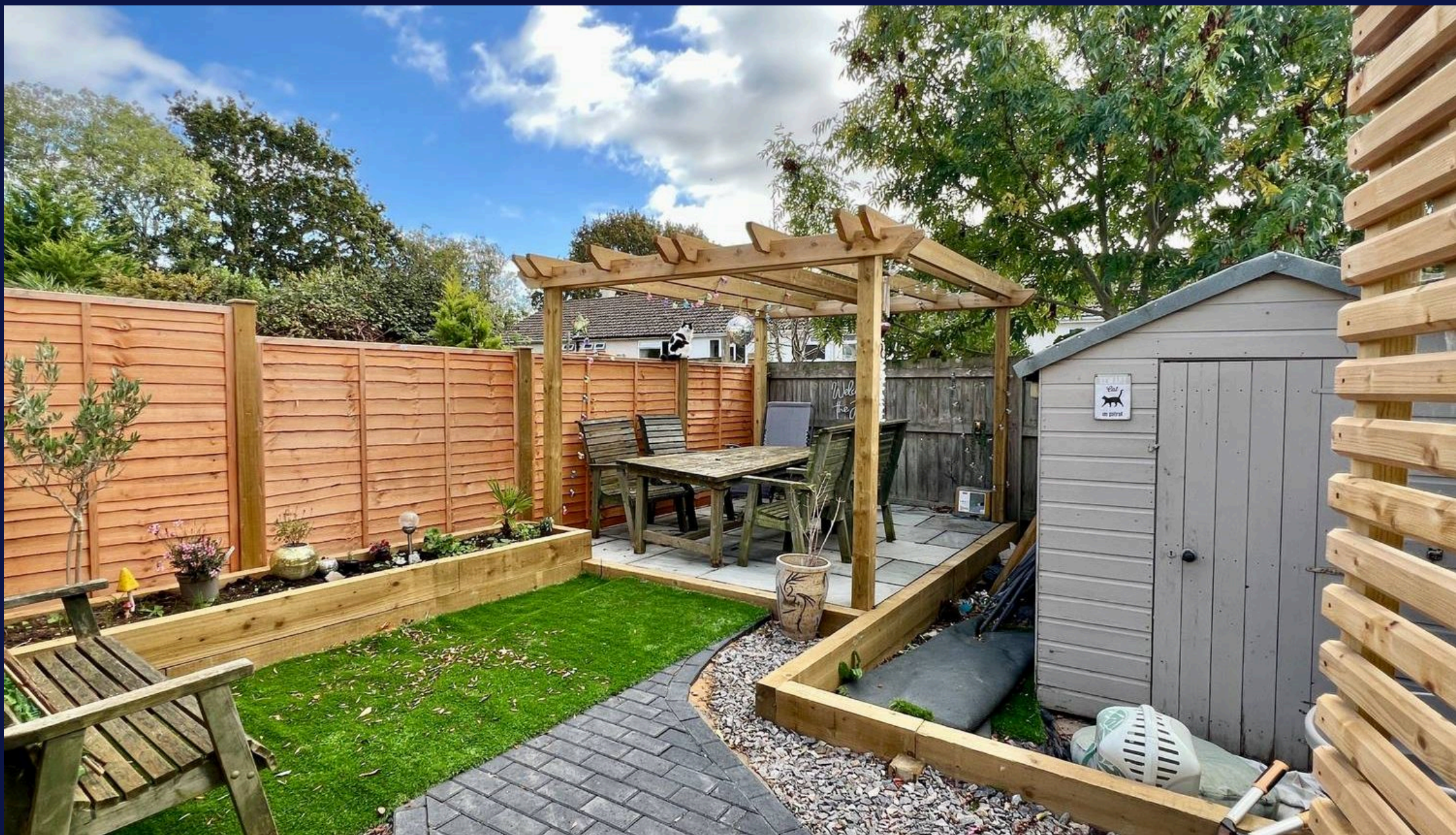
1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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.

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

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

