

42 Upper Holway Road, Taunton TA1 2HD £500,000



A fantastic house with so much to offer! A three bedroomed property in superb condition throughout with additional benefit of a one bedroomed self contained annexe, a double garage, gym and home office. An internal viewing is highly recommended to fully appreciate the size and space that is on offer with this house which is in a fabulously popular location.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: D

The property is accessed through a side entrance door into a small entrance lobby. To the right there is access to the one bedroomed annexe. The annexe has a sitting room with a kitchenette, a bedroom and an attached en-suite shower room. Returning back to the main house, the principal accommodation features a fantastic open plan kitchen/dining room with marble worktops and fully fitted units, as well as space for a sofa and dining area. This leads through to a rear hallway with stairs up to the first floor and access to a fabulous sitting room, which is predominately south facing and with a feature bay window and fireplace and also a conservatory, which extends to the rear garden. To the first floor are three good sized bedrooms and a beautiful bathroom. The property is brilliantly augmented to the front by a detached double garage, in front of which is ample parking for 4/5 cars. The double garage also has an area to the rear which is currently used as a home gym, but would make an ideal workshop or studio. In addition to this, there is a good sized work from home office space. The property benefits from modern fittings throughout and is beautifully presented in a tasteful and contemporary style with exposed floorboards and some period features remaining. There is double glazing and gas central heating throughout. The property is located at Upper Holway Hill, which is close to a small bank of local shops, but also gives good access into the town centre on foot, by car or cycle.

MUCH IMPROVED SEMI DETACHED HOME PERIOD FEATURES MODERN FITTINGS ATTACHED ONE BEDROOM ANNEXE ADDITIONAL DOUBLE GARAGE/STUDIO AND OFFICE FLEXIBLE ACCOMMODATION THROUGHOUT REAR GARDENS CLOSE TO TOWN CENTRE AND LOCAL AMENITIES VIEWING HIGHLY RECOMMENDED











nnexe	Sitting Room - 14' 8'' x 9' 3'' (4.47m x 2.82m) plus kitchenette area. Bedroom - 14' 8'' x 8' 3'' (4.47m x 2.51m) En-suite shower room - 14' 7'' x 8' 4'' (4.44m x 2.54m)
lain Accommodation	
ntrance Hall	
loakroom	
itchen/Diner	26' 4'' x 11' 6'' (8.02m x 3.50m) widening to 15'4" (L-shaped) Fully fitted with beautiful marble worktops and comprehensive range of units.
ear Hallway	Leads to:
tting Room	12' 9'' x 11' 9'' (3.88m x 3.58m) plus bay
onservatory	23' 4'' x 8' 9'' (7.11m x 2.66m)
irst Floor anding	Access to the boarded loft space via ladder.
edroom 1	11' 9" x 9' 5" (3.58m x 2.87m) A range of built-in wardrobes.
edroom 2	12' 4" x 11' 8" (3.76m x 3.55m)
edroom 3	8' 1'' x 7' 6'' (2.46m x 2.28m)
athroom 8' 6'' x 7' 6'' (2.59m x 2.28m)	

To the front of the property is ample parking for numerous cars and a small area of front garden between the garage and annexe. To the rear, accessed via the side and from the conservatory, is an enclosed rear garden on two levels with mature trees and is predominately south facing and remarkably private.





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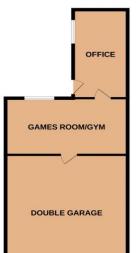
GROUND FLOOR

1ST FLOOR

STUDY/GARAGE/GAMES ROOM











Whils every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of cloors, whiches, nonis and any other items are approximate and to 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic #2020

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms - both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a

non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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