



GIBBINS RICHARDS  
Estate Agents

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

GIBBINS RICHARDS   
Making home moves happen

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





Entrance Hall

Annexe 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)

Main Accommodation

Entrance Hall

Cloakroom

Kitchen/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.

Rear Hallway Leads to:

Sitting Room 12' 9" x 11' 9" (3.88m x 3.58m) plus bay

Conservatory 23' 4" x 8' 9" (7.11m x 2.66m)

First Floor Landing Access to the boarded loft space via ladder.

Bedroom 1 11' 9" x 9' 5" (3.58m x 2.87m) A range of built-in wardrobes.

Bedroom 2 12' 4" x 11' 8" (3.76m x 3.55m)

Bedroom 3 8' 1" x 7' 6" (2.46m x 2.28m)

Bathroom 8' 6" x 7' 6" (2.59m x 2.28m)

Outside 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.



GROUND FLOOR



1ST FLOOR



STUDY/GARAGE/GAMES ROOM



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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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.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)