



50 Manor Orchard, Taunton TA1 4SJ  
£450,000

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**Four bedroomed semi-detached home / Extended accommodation / Sought-after location**

An extended four bedroom semi-detached home, offering generous and versatile accommodation, situated in a highly sought-after residential area. The property has been significantly enhanced by a double-storey extension, creating flexible living space ideal for modern family life.

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

The accommodation is well presented and comprises two reception rooms, kitchen/breakfast room, four well-proportioned bedrooms and an additional upstairs study. Outside, there is a private and well-maintained rear garden, along with a single garage and off-road parking. Located in the popular Parkfield area on the south side of Taunton, the property enjoys excellent access to local amenities and is within The Castle School catchment area. There is a short, level walk to a doctors' surgery and Musgrove Park Hospital, while the town centre is also within easy walking distance. A regular bus service further enhances the convenience of this desirable location.

122 Approximate square meters

Extended semi-detached home

Four bedrooms and first floor study

Kitchen / Breakfast room

Two reception rooms

Downstairs cloakroom

Garage & parking

Private, well-maintained garden

Sought-after location

Close to a range of amenities & outstanding schools







Entrance Hall	14' 4" x 6' 3" (4.38m x 1.90m)
Sitting Room	23' 4" x 12' 5" (7.10m x 3.79m)
Dining Room	12' 0" x 11' 11" (3.65m x 3.63m)
Kitchen/Breakfast Room	17' 10" x 8' 11" (5.44m x 2.72m)
First Floor Landing	13' 9" x 9' 8" (4.20m x 2.95m)
Bedroom 1	14' 10" x 12' 9" (4.52m x 3.89m)
Bedroom 2	12' 3" x 11' 11" (3.73m x 3.63m)
Bedroom 3	12' 9" x 8' 6" (3.89m x 2.58m)
Bedroom 4	9' 6" x 8' 2" (2.89m x 2.49m)
Study	8' 2" x 4' 11" (2.48m x 1.50m)
Bathroom	8' 2" x 5' 11" (2.49m x 1.80m)
Outside	Private and well-maintained rear garden, along with a single garage and off-road parking.



GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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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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