



10 Upper Holway Road

Taunton, Somerset, TA1 2HD

James
Gray

ESTATE AGENTS

A handsome and sympathetically extended 1920's family home, offering spacious and flexible accommodation, standing in large and productive gardens of about 0.3 acre and conveniently situated about 1 mile from the town centre.



Key features

- Entrance hall and cloakroom
- Sitting room with bay window overlooking south-west facing rear garden
- Dining room with wood burning stove
- Well fitted modern Kitchen and separate utility room
- Study/Bedroom 4
- 3 further bedrooms and 3 bath/shower rooms
- Gas central heating and double glazing
- Large gardens of about 0.3 acre with garage and driveway
- Convenient location about 1 mile from the town centre

Services

All mains services connected.

EPC Rating

D (68)

Council Tax

D





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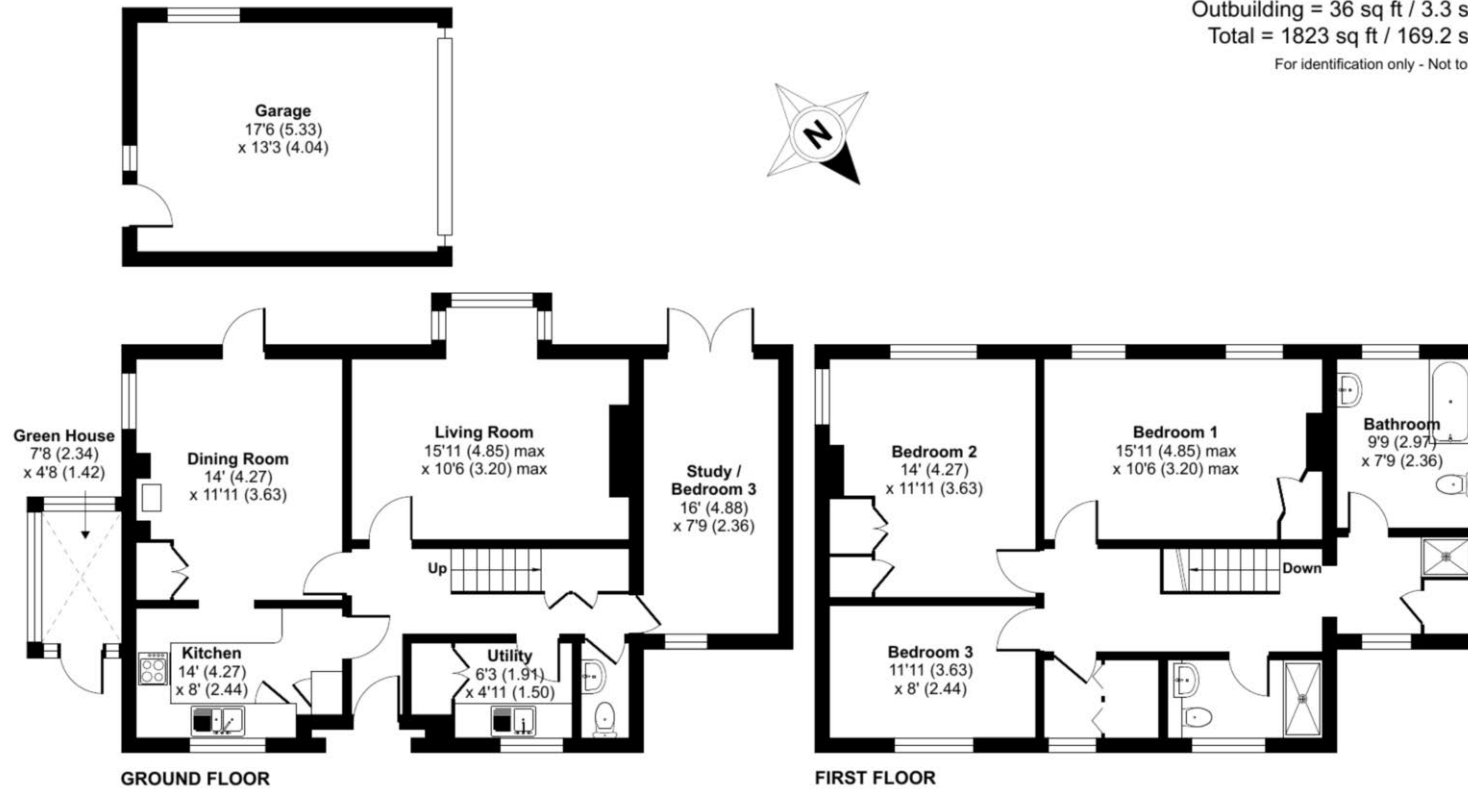
Approximate Area = 1554 sq ft / 144.3 sq m

Garage = 233 sq ft / 21.6 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1823 sq ft / 169.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1091298

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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