



**22 Lawn Road**

Staplegrove, Taunton, Somerset, TA2 6EH

**James  
Gray**

ESTATE AGENTS



A beautifully appointed south facing detached family home, offering spacious 5 bedroom accommodation and attractively situated in this popular village on the northern fringe of Taunton



### Key features

- Spacious 5 bedroom family home
- Entrance hall and cloakroom
- South facing sitting room
- Dining room with doors to rear garden
- Well fitted kitchen/breakfast room
- Principal bedroom with en suite bath/shower room and built-in wardrobes
- 4 further bedrooms and family bathroom
- Enclosed rear garden
- Integral single garage and driveway parking
- Sought after village location close to Taunton

### Services

All mains services connected. Gas central heating

### EPC rating

Band C (70)

### Council tax

Band F









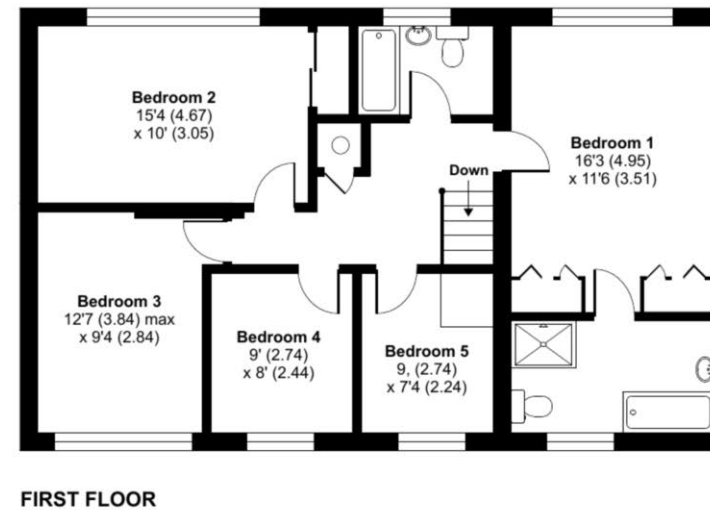
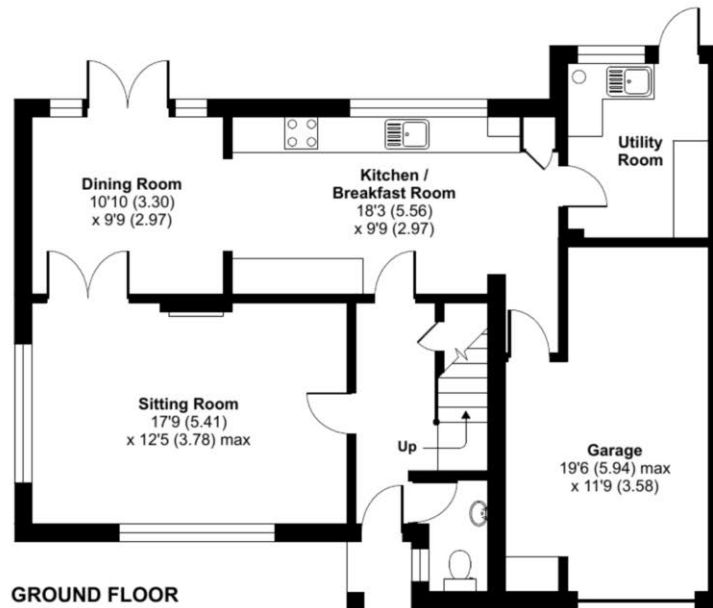
## Lawn Road, Staplegrove, Taunton, TA2

Approximate Area = 1623 sq ft / 150.8 sq m

Garage = 201 sq ft / 18.7 sq m

Total = 1824 sq ft / 169.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1234576

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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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