



'Oxwich', 1 Henley Road

Taunton, TA1 5BN
£599,950 Freehold

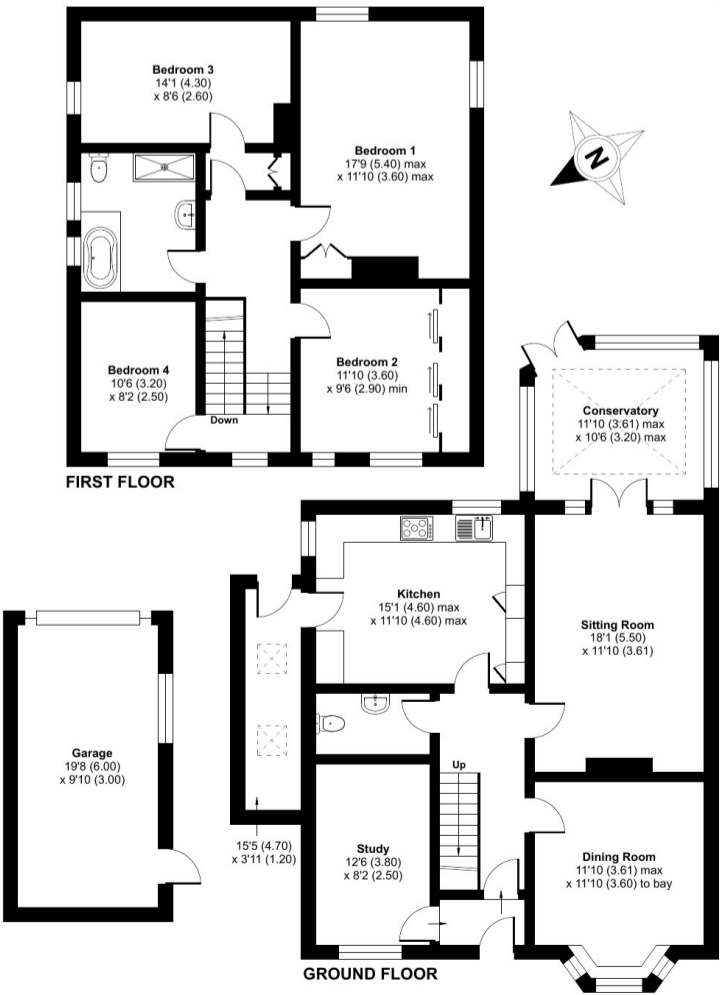
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**Wilkie May
& Tuckwood**

Floor Plan

Henley Road, Taunton, TA1

Approximate Area = 1849 sq ft / 171.7 sq m
Garage = 194 sq ft / 18 sq m
Total = 2043 sq ft / 189.7 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). © nñchecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1255675

Description

Located in the highly desirable residential area of Parkfield, this spacious and well maintained four/ five bedroom detached family home is being presented to the market for the first time in over 30 years.

Ideally positioned, the property offers convenient access to Musgrove Park Hospital, is within walking distance of Taunton town centre, and is close to well regarded schools, including Parkfield Primary School and Castle Secondary School.

Designed for comfortable living, the home benefits from uPVC double glazing throughout and a mains gas fired central heating system. A conservatory extension at the rear enhances the living space, opening onto a private and enclosed rear garden.

Additional features include a generously sized single garage and an expansive double gated driveway, providing more off-road parking than typically found in the area.

- Four/Five Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Ample Off-Road Parking & Single Garage
- Well Presented Accommodation Throughout



The accommodation is thoughtfully arranged over two floors, offering a well balanced layout ideal for modern family living while still benefitting from original 1930s character features such as high ceilings, picture rails and strip doors. Upon entering, the welcoming hallway features a staircase leading to the first floor and provides access to a versatile room, formerly the garage, which has been converted into a functional study or fifth bedroom. At the front of the property, the dining room has an elegant open fully working fireplace and a uPVC double-glazed bay window, allowing natural light to flood the space while providing a pleasant outlook. The spacious living room is positioned at the rear of the house, featuring double doors that open into a bright and airy conservatory, seamlessly connecting indoor and outdoor living. A conveniently located ground floor cloakroom, fitted with a low-level WC and wash hand basin, is accessed from the hallway. The kitchen was tastefully refitted in 2024 and now features a range of matching wall and base storage units, complemented by ample work surfaces, ensuring both style and practicality. Completing the ground floor is a generously sized utility room, providing additional storage along with

dedicated space and plumbing for a washing machine. The first floor accommodation features four generously sized bedrooms (bedroom one again benefitting from a working fireplace) and offers ample space for comfort and relaxation. A stylish and contemporary bathroom comprises a low-level WC, a wash hand basin, a full size bath and a separate shower cubicle. Externally, the property enjoys a private and fully enclosed rear garden, primarily laid to lawn, providing a tranquil and secluded outdoor space. The garden is not overlooked, ensuring privacy, and includes a designated seating area—perfect for outdoor entertaining or quiet relaxation. Well maintained mature flower beds and shrub borders enhance the garden space. A larger-than-average single garage, equipped with power and lighting, is conveniently located within the garden. In addition, there is off-road parking available in front of the garage and alongside the house. At the front of the property, two gated driveways provide exceptional parking capacity offering more space than typically found in this sought-after area. An in-person viewing is highly recommended to truly appreciate the quality, space, and appeal of this outstanding family home.



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/takes.print.cloud

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely available with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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