



**Wilkie May
& Tuckwood**

Floor Plan

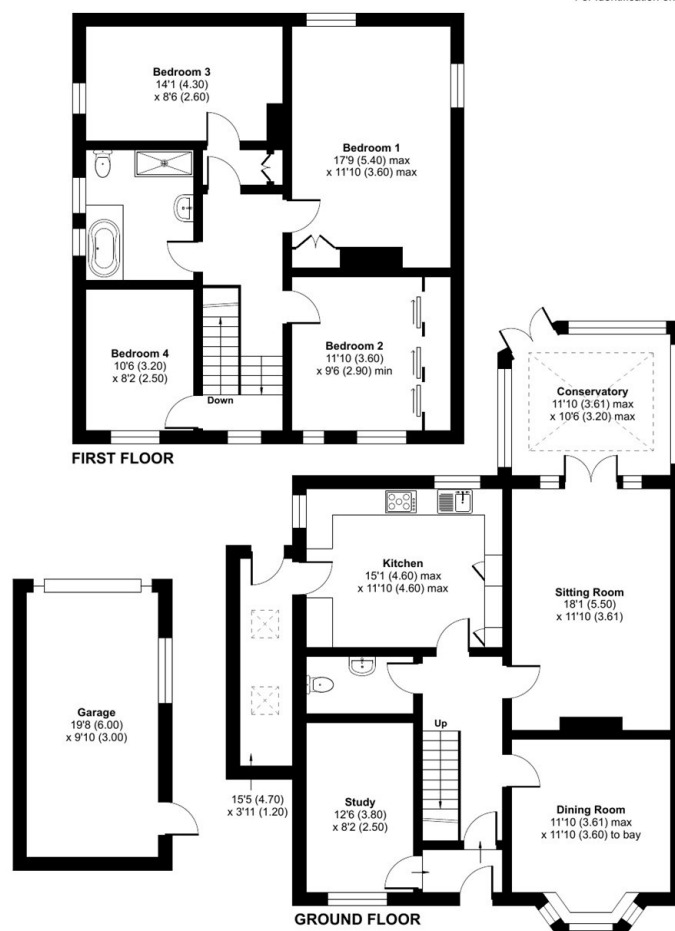
Henley Road, Taunton, TA1

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



Description

Located in the ever-popular Parkfield area of Taunton, this beautifully maintained four/five-bedroom detached family home is being brought to the market for the first time in over 30 years.

Blending 1930s character with modern comforts, the property has been recently redecorated throughout and benefits from uPVC double glazing and a mains gas central heating system. It's ideally situated within walking distance to Musgrove Park Hospital and Taunton town centre and lies close to highly regarded local schools including Parkfield Primary and Castle Secondary.

This is a rare opportunity to purchase a superb family home in one of Taunton's most desirable residential locations. With generous living space, recent upgrades and outstanding parking provision, this is an ideal choice for families looking to settle in a highly convenient and prestigious setting. An internal viewing is strongly recommended to fully appreciate everything this home has to offer.

- Four/Five Bedrooms
- Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Ample Off-Road Parking & Single Garage
- Recently Redecorated



The accommodation is thoughtfully arranged over two floors offering a well-balanced layout for family living. A welcoming entrance hallway provides access to a versatile room that can serve as a study, playroom or fifth bedroom. At the front, the bay fronted living room enjoys abundant natural light and showcases some of the properties period features such as high ceilings, picture rails, an open fireplace and original 1930s doors. To the rear, the dining room offers a generous setting for family meals and entertaining, with doors opening directly into the conservatory and onwards to the garden, seamlessly connecting indoor and outdoor living. The kitchen was tastefully refitted in 2024 with an attractive range of Howdens oak shaker-style wall and base units, complemented by solid oak work surfaces and comes complete with integrated appliances – including a dishwasher, fridge/freezer and Cuisine Master Range Cooker, combining practicality with style.

A generous utility room adds further storage, a Belfast sink and space for appliances. Upstairs, four well-proportioned bedrooms offer flexibility for family living, served by a stylish and contemporary family bathroom featuring a bath, separate shower cubicle, low-level WC and wash hand basin. Externally, the rear garden is private, fully enclosed and mainly laid to lawn with well-established borders and a designated seating area, creating a safe and peaceful space for both relaxation and entertaining. A larger-than-average detached single garage, equipped with power and lighting, sits within the garden, while at the front two gated driveways providing exceptional parking capacity – an advantage rarely available for this area. In addition to the parking in front, the driveway extends down the side of the property and up to the garage.



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 September 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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