



**22 Upper Holway Road**  
Taunton, TA1 2HD  
£385,000 Freehold

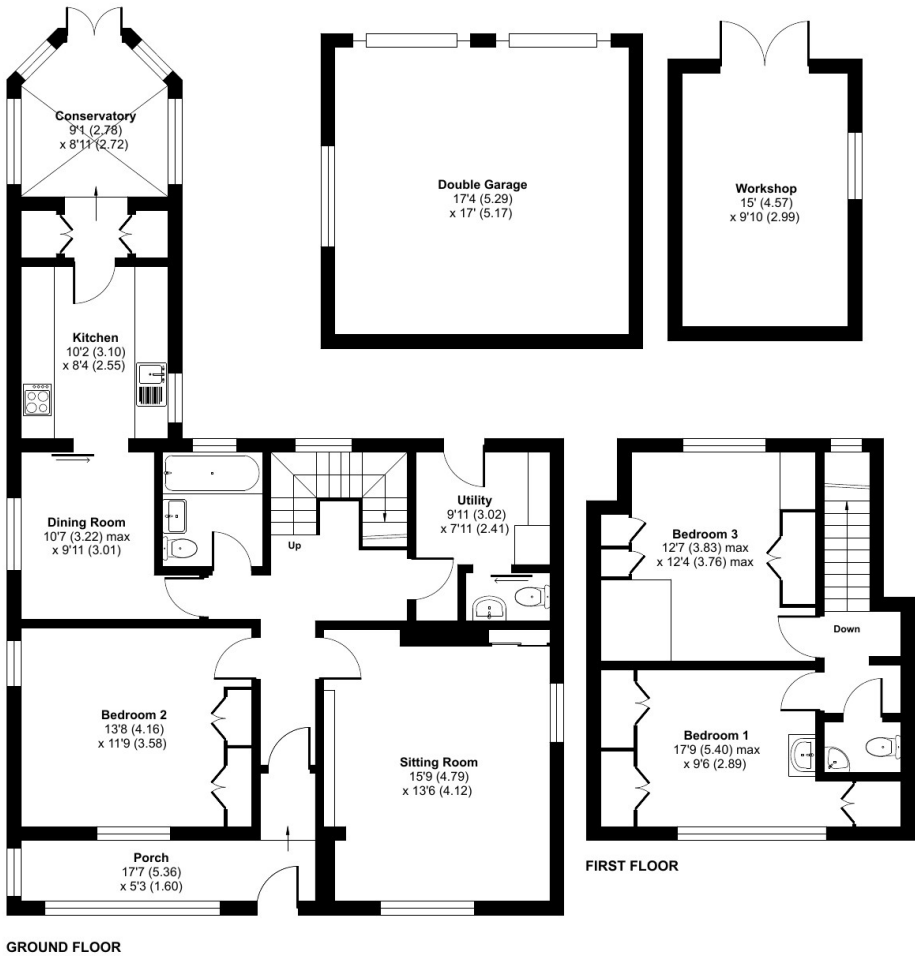
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**Wilkie May  
& Tuckwood**

Floor Plan

Upper Holway Road, Taunton, TA1

Approximate Area = 1400 sq ft / 130 sq m  
Garage & Workshop = 441 sq ft / 40.9 sq m  
Total = 1841 sq ft / 170.9 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). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1356607



# Description

Occupying a generous plot, this three bedroom detached chalet bungalow is in need of cosmetic modernisation throughout.

It is located close to local amenities, including schools, a park, a doctor’s surgery, and a convenience store. The accommodation is arranged over two floors, with double glazing throughout and a mains gas fired central heating system.

Outside, there are gardens to the front and rear, a double garage with power and lighting, and a brick-built workshop. The property is offered with vacant possession and no onward chain.

- Detached Chalet Bungalow
- Three Bedrooms
- In Need Of Modernisation
- Mains Gas Fired Central Heating
- Double Glazed
- Large Garden To Front And Back
- Double Garage
- Off-Road Parking
- Workshop
- Vacant Possession And No Onward Chain



The accommodation comprises in brief; a double glazed front door opens into a spacious entrance porch/sunroom. From here, a further door leads into the main hallway, which provides access to all ground floor rooms, along with stairs rising to the first floor. At the front of the property is the living room, which features a gas fire. Also on the ground floor is a double bedroom with a window overlooking the front and a built-in wardrobe. The bathroom includes a panelled bath, low-level WC and wash hand basin. The dining room opens into the kitchen, which is fitted with a range of matching wall and base units, work surfaces over, a stainless-steel sink, a four-ring gas hob with extractor above, an integrated eye-level double electric oven, and space for an under-counter fridge and freezer.

A door from the kitchen leads into the conservatory, which has double glazed French doors opening out to the rear garden. A separate utility room offers space and plumbing for a washing machine, a door to the outside, and access to a cloakroom with low-level WC and wash hand basin. Upstairs, there are two further double bedrooms, both with built-in wardrobes. Externally, the property sits within good sized gardens to both the front and rear. The rear garden is mainly laid to lawn and includes a pond, greenhouse, outside light and tap, and a substantial brick-built workshop with double doors, power and lighting. The front garden is also laid to lawn and provides a degree of privacy. A double garage with two up-and-over doors, power and lighting sits to the side of the property, along with a driveway offering off-road parking for several vehicles.

WM&T



## 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/leopard.grid.dives](https://www.w3w.co/leopard.grid.dives)

**Council Tax Band:** D

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

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

**Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

**Tel: 01823 332121**

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