



23 Calvados Road

Taunton, TA1 2LA

£275,000 Freehold

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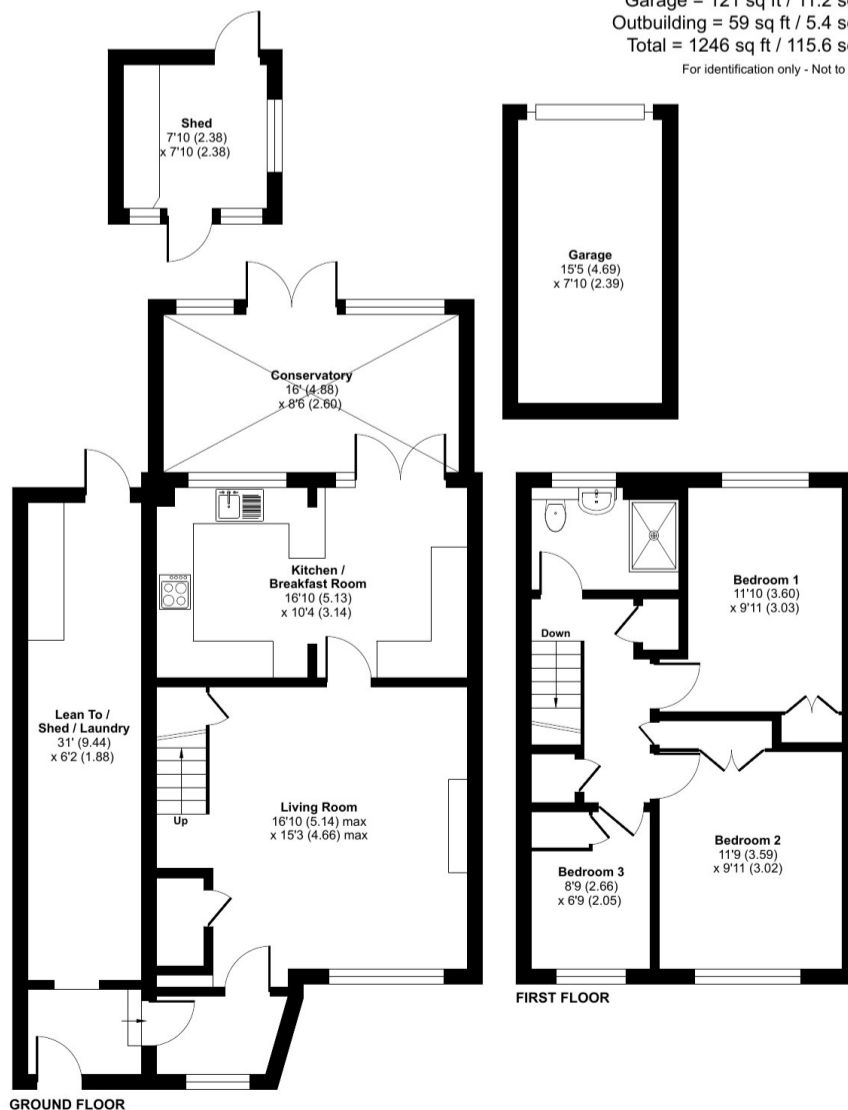
**Wilkie May
& Tuckwood**

Floor Plan

Calvados Road, Taunton, TA1

Approximate Area = 1066 sq ft / 99 sq m (excludes lean to)
 Garage = 121 sq ft / 11.2 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1246 sq ft / 115.6 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: 1350735

Description

This beautifully presented three bedroom family home is ideally situated in a convenient location, close to schools, shops, parks, and within walking distance of the town centre.

The property offers well maintained accommodation throughout and benefits from uPVC double glazing and a mains gas fired central heating system, ensuring comfort and efficiency.

A conservatory extension provides additional living space, ideal for relaxing or entertaining, while the private and enclosed rear garden offers a safe and peaceful outdoor retreat. Further advantages include a single garage, perfect for storage or parking.

- End Of Terrace
- Three Bedrooms
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Beautifully Presented Throughout
- Enclosed Rear Garden
- Near To Schools And Amenities
- Single Garage



The accommodation is arranged over two floors and briefly comprises a useful lean-to entrance, offering ample storage space and a utility area with plumbing and space for a washing machine, along with a door providing access to the rear garden. A porch area, ideal for storing coats, boots and other outdoor gear, leads into the main front door and into the welcoming living room. This space benefits from a large walk-in storage cupboard, stairs rising to the first floor, and a front facing window providing natural light. The kitchen is well-equipped with a range of built-in storage units, a stainless steel sink with mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer, and an integrated electric oven with hob and extractor hood above. French doors open into a bright conservatory, which in turn leads out to the rear garden.

Upstairs, all three bedrooms benefit from built-in storage, while the modern shower room includes a WC, wash hand basin, and a walk-in shower cubicle. Externally, the private rear garden is not overlooked and is laid to decking and paving, complemented by a range of flowerbeds. Additional features include a timber summerhouse, an outside tap, and side access leading to a rear parking area, where a single garage is located within a nearby block.

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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/brilliant.effort.jingles

Council Tax Band: B

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: Check: <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.



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Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

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