



46 Stoke Road
Taunton, TA1 3EJ
£575,000 Freehold


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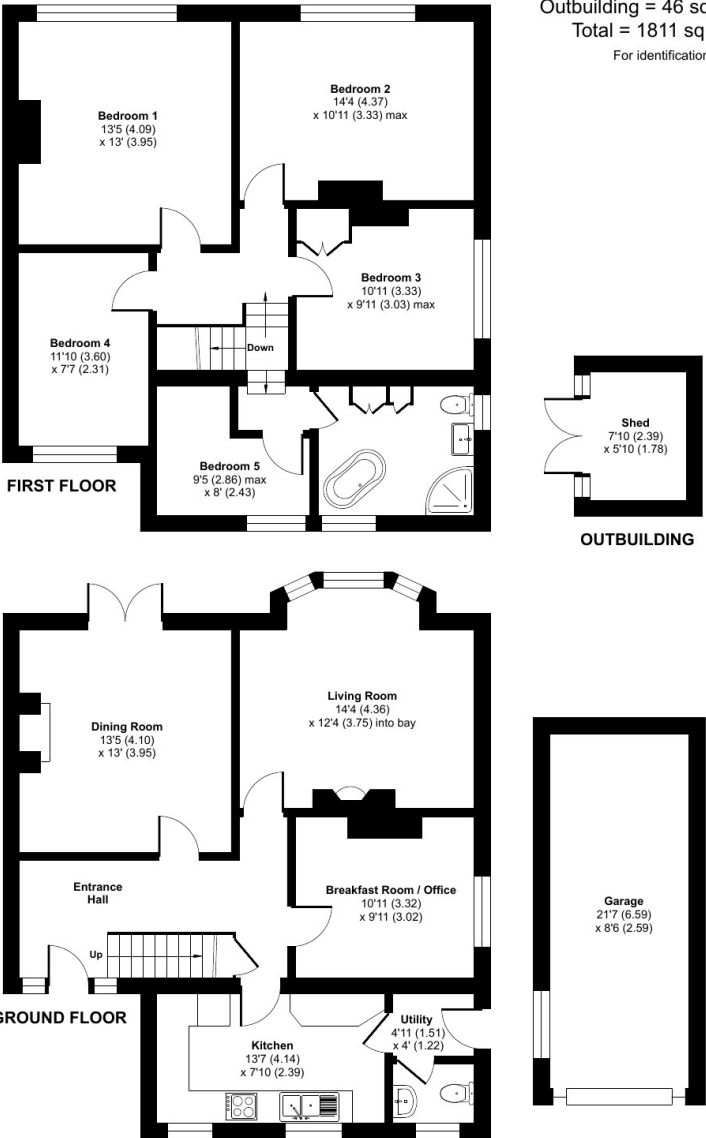
**Wilkie May
& Tuckwood**

Floor Plan

Stoke Road, Taunton, TA1

Approximate Area = 1581 sq ft / 146.8 sq m
Garage = 184 sq ft / 17 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 1811 sq ft / 168 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: 1380199

Description

This imposing four/five bedroom older style semi-detached family home offers spacious and well planned accommodation arranged over two floors and is served by double glazing and gas central heating.

The property, which is set on a large, mature plot is further enhanced by a single garage and generous size loft space with potential to convert into additional accommodation, subject to the necessary consents.

The property itself is situated midway along Stoke Road and is conveniently located with ease of access to Bishops Foxes secondary school, Kings College and Richard Huish college, as well as being easily accessible for Taunton town centre.

In 2022, conditional planning permission was granted for a single storey to the front in order to enlarge the kitchen, application number 38-21-0483, however we understand that this may have now elapsed.

- Semi-Detached
- Four/Five Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Potential To Extend
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into wide entrance hall with doors to all principle reception rooms. To the rear of the property is a light and airy living room with a bay window overlooking the garden, a feature fireplace, exposed floorboards and high ceilings. A separate dining room gives access to the outside via French doors. There is also a useful ground floor breakfast room/office. The kitchen is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven and microwave, electric hob with extractor fan over, space for tall fridge/freezer and dishwasher. There is a separate utility room with space and plumbing for a washing machine and tumble dryer above as well as access to the outside. There is also a cloakroom comprising of wc and wash hand basin.

From the hallway, a staircase rises to a first floor landing where there are four well proportioned bedrooms (bedroom five would be an occasional bedroom, nursery or dressing room). A family bathroom comprising of wc, wash hand basin, roll top bath, separate walk-in shower with drencher shower over and dual aspect windows making the room a light and airy space. Externally, the rear garden is a particular feature of this lovely home. Adjoining the rear of the property is a large patio seating area. The main garden is fully enclosed and laid to lawn with various trees and shrub borders. The front is approached by a brick pavior driveway with off-road parking for three or four family vehicles and leads to a single garage.

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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/amuse.faded.counts

Council Tax Band: E

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: 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 November 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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