



FOR SALE
Guide Price £435,000
Holwavy Dean.



Holway Dean, Taunton

A detached 4 bedroom 1 being en-suite family home, situated in a quiet cul-de-sac location in a much sought-after area, boasting a sitting room, dining room, kitchen, cloakroom, conservatory, family bathroom, double glazing, gas central heating, solar panels, garage, parking and a fully enclosed generously proportioned garden, the property is available with no onward chain.





Accommodation
Front door opening to:-

Entrance Hall

With a double glazed window to the front aspect, stairs to the first floor accommodation, ceiling light, doors to :-

Cloakroom

With a double glazed window to the front aspect, wash hand basin, close coupled WC, radiator, ceiling light.

Sitting Room

c.15'6 max x 15'1 max (4.72m x 4.59m)

With double glazed patio doors and window obtaining borrowed light from the conservatory, electric focal point fire with decorative surround and hearth, television point, radiator, double doors through to:-

Dining Room

c.9'11 x 9'1 (3.02m x 2.76m)

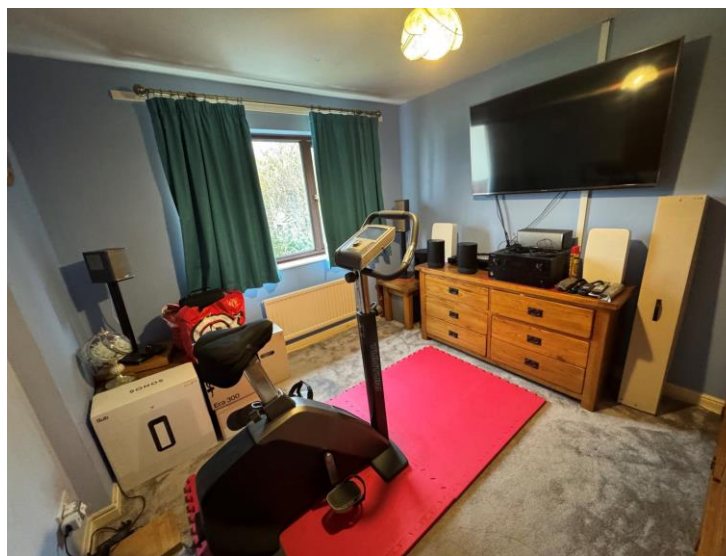
With a double glazed window to the rear aspect, radiator, serving hatch from the kitchen, ceiling light, television point.

Kitchen

c.9'10 x 9'8 (2.99m x 2.94m)

With a double glazed window to the front aspect, double glazed door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1 & ¼ bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for a 5 ring range cooker with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, space and point for a tumble dryer, radiator, ceiling light.





Conservatory

c.17'1 max x 16'5 max (5.20m x 5.00m) L-Shape.

With double glazed windows to both sides and rear aspects, double glazed doors to the rear and side aspects, feature tiled floor, radiator, 3 wall lights.

Landing

With access to the loft space, radiator, ceiling light, doors to:-

Bedroom 1

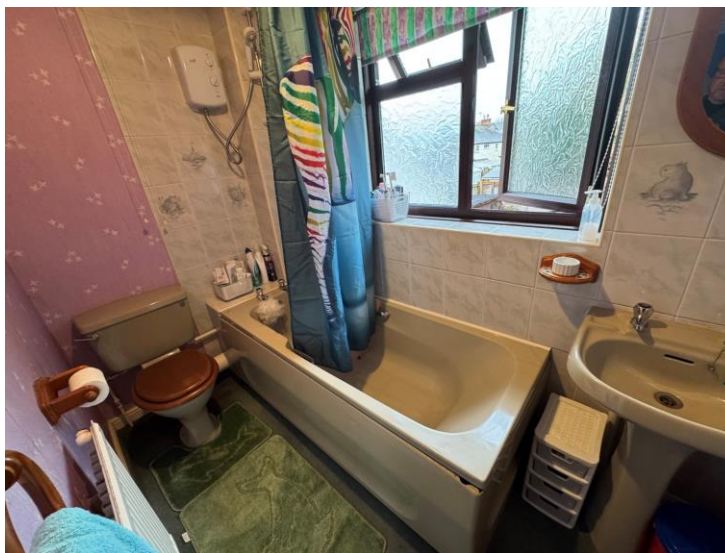
c.11'9 x 11'4 (3.58m x 3.45m)

With a double glazed window to the front elevation, radiator, ceiling light, arch through to:-

En-Suite Shower Area

With a double glazed window to the front elevation, a fully tiled shower cubicle, wash hand basin, radiator, all walls being fully tiled with extractor fan and ceiling light.





Bedroom 2
c.10'9 x 10'1 (3.27m x 3.07m)
With a double glazed window to the front elevation, radiator, ceiling light, and airing cupboard housing a hot water cylinder and shelving.

Bedroom 3
c.8'8 x 7'6 (2.64m x 2.28m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4
C8'1 x 7'10 (2.46m x 2.38m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the rear elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver socket and ceiling light.



Outside

There is a driveway providing parking and giving access to a single garage, with up and over door, power and lighting, the rear garden is fully enclosed and offers a generously proportioned lawn with a patio, side access gate, covered seating area with double gates to the front aspect, there is a variety of mature trees and shrubs.

Council Tax Band: - D

Construction: - Brick under a tiled roof with double glazing.

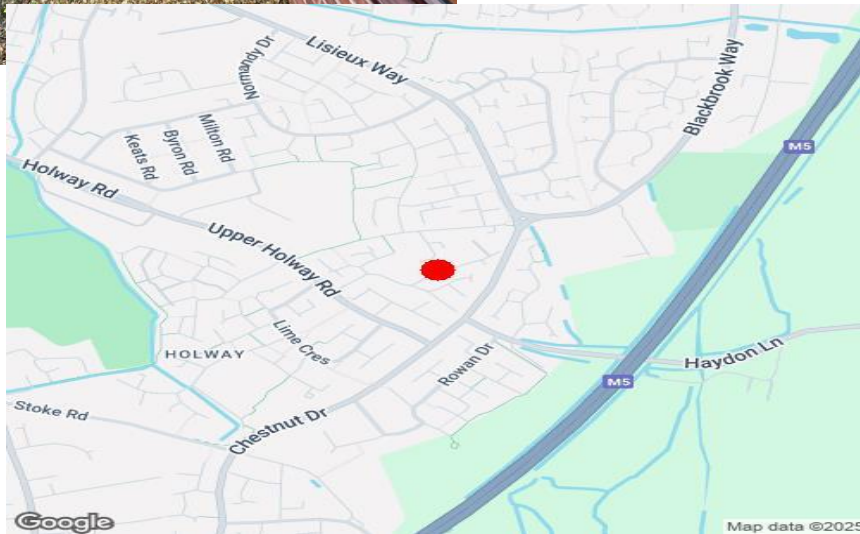
Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Holway Park.

Secondary School Catchment: - Bishop Foxes.





Directions

Head out of Taunton along Lisiuex Way, at the roundabout take the 2nd exit into Chestnut Drive, then right into Upper Holway Road, turn right again into Holway Green and Holway dean will be found on your left, go as far as you can into the cul-de-sac and turn left at the bottom, the property is then on your left.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Holway Dean, Taunton

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

