



12 Elm Grove Taunton TA1 1EG



A rare opportunity to acquire a superb South facing semi-detached 4/5 bedroomed Victorian townhouse situated in this sought after garden square overlooking private tennis courts and with the additional benefit of a fully self-contained annexe/home office. Less than a mile from the town centre and arranged over 3 floors, the house provides very flexible family accommodation with the potential for a range of uses.





Features

- Entrance Porch
- Entrance Hall
- Open plan Living / Dining Room with woodburner
- Fitted Kitchen / Breakfast / Family Room with double Belfast sink, central island, Lacanche cooker and bi-fold doors to garden
- Cloakroom
- Living Room on 1st floor
- Laundry / Utility Room with parquet flooring and door to Juliet balcony
- Master Bedroom with fitted wardrobes
- Family Bathroom
- Separate WC
- 3 further Bedrooms on 2nd floor
- Shower Room
- Annexe – Fitted Kitchen / Reception Room, Bedroom with fitted wardrobe and Shower Room
- Good sized enclosed walled garden to rear
- Gas central heating
- Double glazing
- Solar panels generating approx. £400 pa
- Council tax band
 - Main House – E
 - Annexe - A
- What3words: ///logs.strain.neon







Elm Grove is within a few minutes' walk of the centre of Taunton, the County town of Somerset.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

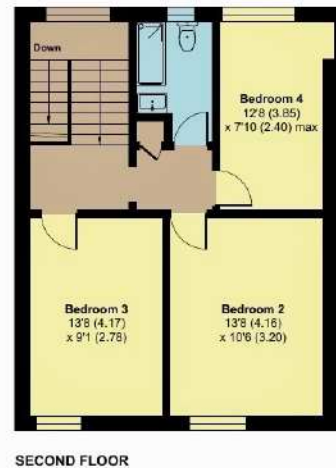
Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



12 Elm Grove, Taunton, TA1 1EG

Approximate Area = 2640 sq ft / 245.2 sq m
Annexe = 484 sq ft / 44.9 sq m
Total = 3124 sq ft / 290.1 sq m
For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

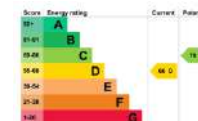
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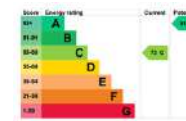
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Robert Cooney. REF: 1375306

EPC – Main House



EPC – Annexe



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**

