



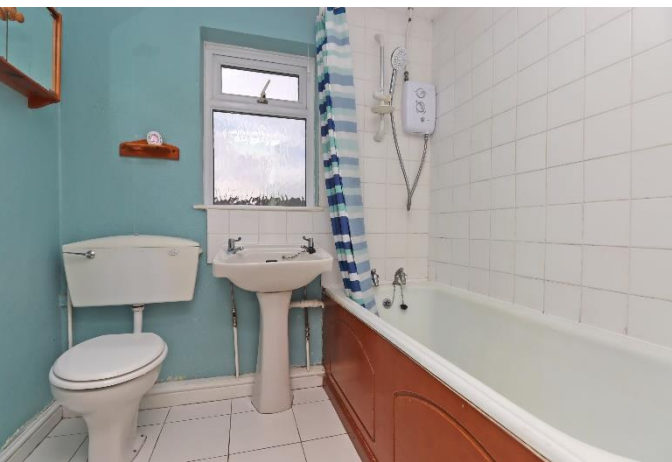
47 Fairfield Road, Taunton, TA2 8EQ

Located in the heart of Priorswood, approximately three miles northeast of Taunton's town centre, this delightful, extended 2–3-bedroom semi-detached family home is now available on the market, free from any onward chain. The property boasts a convenient layout, spread across two floors. Upon entering the front door, you will find an entrance hallway, providing access to a spacious lounge and kitchen, alongside a staircase leading to the first floor. The lounge features a striking fireplace and an archway to the dining area, creating a welcoming atmosphere perfect for relaxation and socialising. The kitchen is complemented by an understairs storage cupboard, adding to the property's practicality. Additionally, there is a door into the utility room with doors to the front and rear aspect, offering excellent ventilation and sunlight. On the first floor, you will discover 2-3 bedrooms, (including a bedroom/office that can be accessed from bedroom 2), and a bathroom. For added comfort and convenience, the property features double glazing and a gas central heating system

Key Features

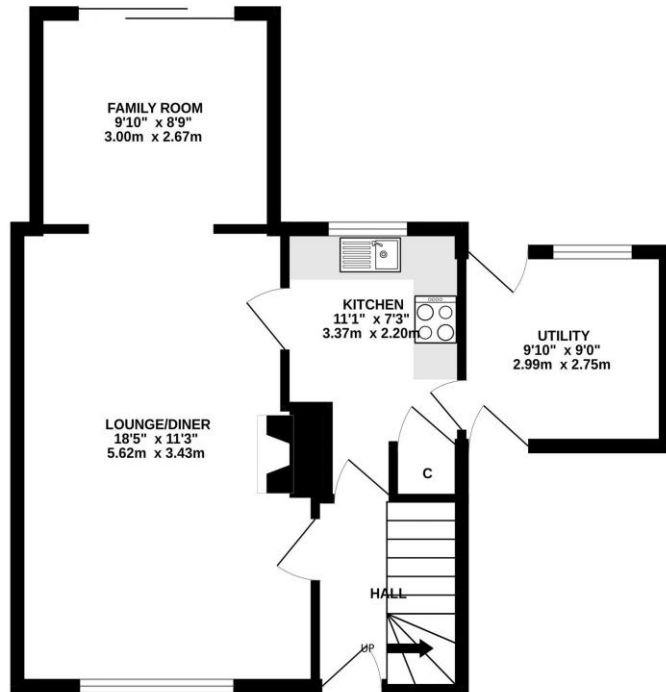
- An extended, older style semi-detached house
- In good condition but now requiring some updating
- 2/3 bedrooms
- Double glazing & gas heating
- Utility area ideal for pets and/or washing
- Generous rear garden
- Close to local shops and transport services
- Pleasant location within the heart of Priorswood
- Off road parking
- NO CHAIN



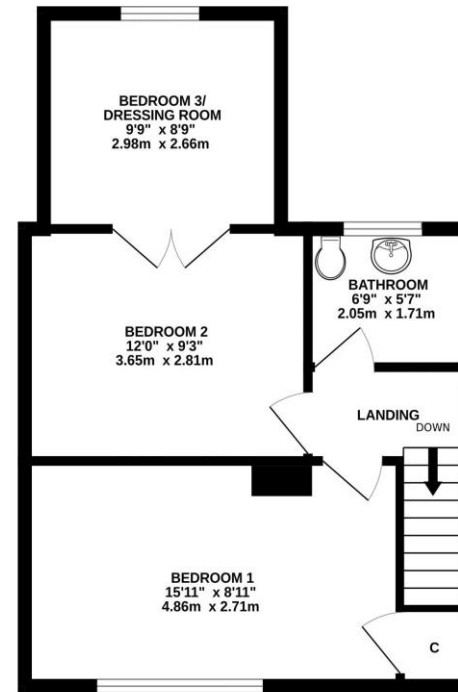


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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Tax band: B

Property Location:

what3words///gentle.influencing.looks

Services: The property is connected to mains water, gas, electricity and sewerage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	B
Asking price	£235,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Semi-detached house
Property construction	
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTC (fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data likely on EE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.