



Higher Durston, Taunton, TA3 5AG

This property presents an exciting renovation opportunity, offering ample scope to enhance its appeal. Potential improvements include creating additional parking at the front, adding a garage or car port, and extending the property both to the rear and side, all subject to planning permission. Currently configured as a four-bedroom home with two reception rooms, the property features a large garden which can be made largen when landscaped. It presents versatility as a family residence or a rental investment, with plenty of potential to create a beautiful and functional home.

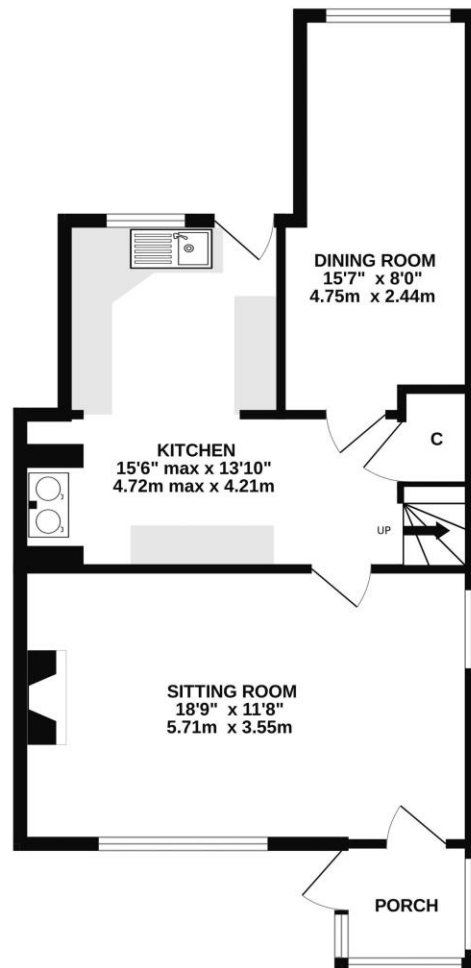
Key Features

- In need of full renovation
- No onward chain
- End of terrace house
- 4 bedrooms
- 2 reception rooms
- First floor bathroom and a separate WC
- Partial double glazing
- Large rear garden
- Double car port and driveway for multiple vehicles
- Huge potential to make into a wonderful home

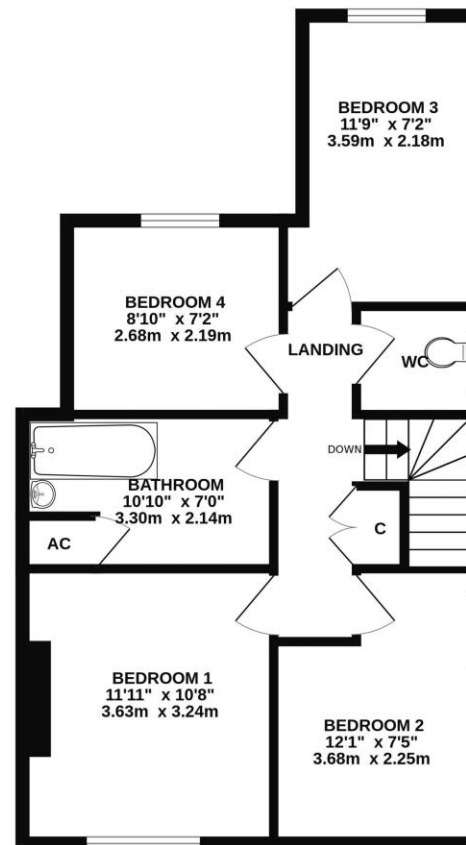




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



Tenure: Freehold

Tax band: C

Property Location:

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Services: The property has mains water, private drainage and mains electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	12 G	

TOTAL FLOOR AREA: 1103 sq.ft. (102.4 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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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	C
Asking price	£250,000
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	House
Property construction	Brick and stone with a tiled roof
Number and types of room	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Septic tank
Heating	NA
Broadband	https://checker.ofcom.org.uk/ Standard
Mobile signal/coverage	https://checker.ofcom.org.uk/ Likely 02
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.