



Cheddon Road, Taunton, TA2 7AY

This delightful, traditional three-bedroom end-of-terrace family home is beautifully presented and situated on the northern outskirts of Taunton. Ideally located within walking distance of nurseries, primary, and secondary schools, it provides convenient amenities for families. The property is also close to Taunton train station for effortless commuting, and less than three miles from the town centre.

Externally, the property boasts a front garden and a spacious rear garden, where the garage is positioned. There is potential to create off-road parking at both the front and rear of the house, subject to necessary permissions.

The home spans two floors. Upon entering, you are greeted by an entrance hallway that leads to two separate reception rooms: a lounge featuring a newly installed log burner, and a dining room. The generous kitchen/breakfast room opens onto the rear garden and connects to a practical utility room and a cloakroom/WC. Upstairs, you'll find a modern, recently refitted shower room and three bedrooms. The property benefits from double glazing, gas central heating, and has been carefully maintained by the current owners, with new fitted carpets throughout. It is presented in excellent condition.

Externally, the low-maintenance front garden could be converted into off-road parking with the necessary permissions. A side gate provides access to the rear garden, which is also easy to maintain and ideal for outdoor entertaining. The rear garden features a newly laid patio and lawn. Additionally, the property benefits from a garage accessible via Pyrland Avenue and a rear lane, offering further potential to create parking both at the front and rear of the home.







Ground Floor

First Floor

For illustration only.
 Decoration, fixtures & fittings do not
 represent the current state of the property.
 Dimensions are approximate & not to scale.
 No responsibility is taken for any errors or
 omissions.

Key Features

- An older style end of terrace house
- Garage to the rear
- 2 reception rooms
- Generous kitchen/breakfast room, utility room & cloakroom/WC
- 3 bedrooms
- Modern fitted shower room
- Double glazing and gas heating
- Well presented by the current owner
- Low maintenance gardens
- Close to Pyrland School and local shops and amenities
- Newly fitted carpets
- Newly Landscaped Garden in June

Tenure: Freehold

Tax band: B

Property Location:

what3words///beside.roses.shape

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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	£280,000
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
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ Likely with 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.