





## Woodstock Road, Taunton, TA1 1AF

No onward chain An attractive, modern three-double-bedroom townhouse with garage. Conveniently located less than a mile from Taunton town centre and close to the picturesque French Weir Park. This delightful property offers versatile living space and excellent features throughout. The ground floor comprises a convenient WC and a spacious kitchen diner with patio doors that lead to the rear garden, perfect for family gatherings and entertaining. Upstairs, you'll find a generous lounge, a main bedroom, complete with a contemporary en-suite. The second-floor hosts two additional double bedrooms, providing ample accommodation and a large main bathroom. The property benefits from double glazing and gas central heating, ensuring comfort all year-round. To the rear, there is a private garden, and to the front, a garage adds to the property's appeal. This versatile home could serve as a family residence, house share, or rental investment. An excellent opportunity not to be missed!

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### Key Features

- A lovely modern & spacious semi-detached town house
- 3 double bedrooms
- 2 bathrooms and ground floor cloakroom/WC
- Modern fitted kitchen/dining room
- Generous first floor living room
- Double glazing and gas heating
- Garage
- Pleasant lawn rear garden with side access
- A short, level walk to the town and railway station
- No onward chain







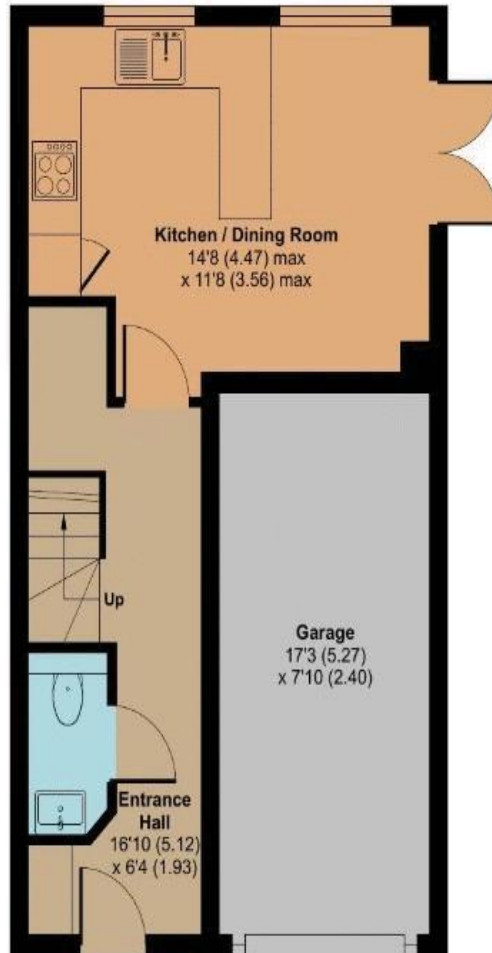
## 2 Woodstock Court, Woodstock Road, Taunton, TA1

Approximate Area = 1155 sq ft / 107.3 sq m

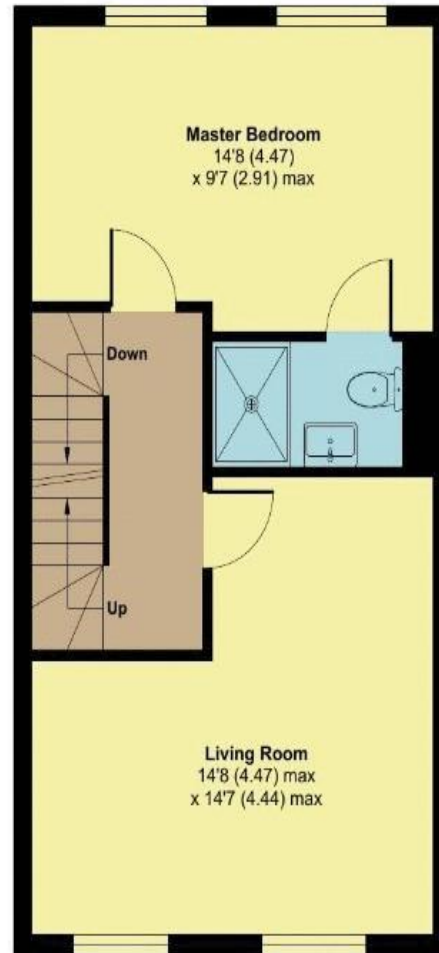
Garage = 136 sq ft / 12.6 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Tenure:** Freehold

**Tax band:** E

**Property Location:**

what3words///noted.blend.double

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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	E
Asking price	£295,000
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 with tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Ultrafast
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> O2 Likely
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**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	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
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.