



WILSONS
ESTATE AGENTS
FOR SALE
01823 324 324

Leycroft Road, Taunton, TA1 2ED

Discover this charming and spacious semi-detached home, offering two generous double bedrooms, a garage, off-street parking, and a lovely rear garden. Located in a sought-after area close to Taunton town centre, the train station, and the M5 motorway, this versatile property presents a wonderful opportunity for both first-time buyers and investors alike.

Although requiring modernisation, the property boasts a flexible layout that lends itself to personalised updates, making it an ideal family home or a rental investment. Set back from the road, you're welcomed into a hallway, with the comfortable lounge situated to your right. Towards the rear, you'll find a separate dining room or second lounge, along with a kitchen extension that faces the garden.

Additional features include a convenient downstairs WC and access to the garage, which leads directly to lawn and patio area in the rear garden, perfect for outdoor entertaining. Upstairs, you'll find a spacious family bathroom and two sizable double bedrooms, each capable of accommodating large built-in wardrobes for ample storage. This delightful property offers both comfort and potential in a prime location an opportunity not to be missed.



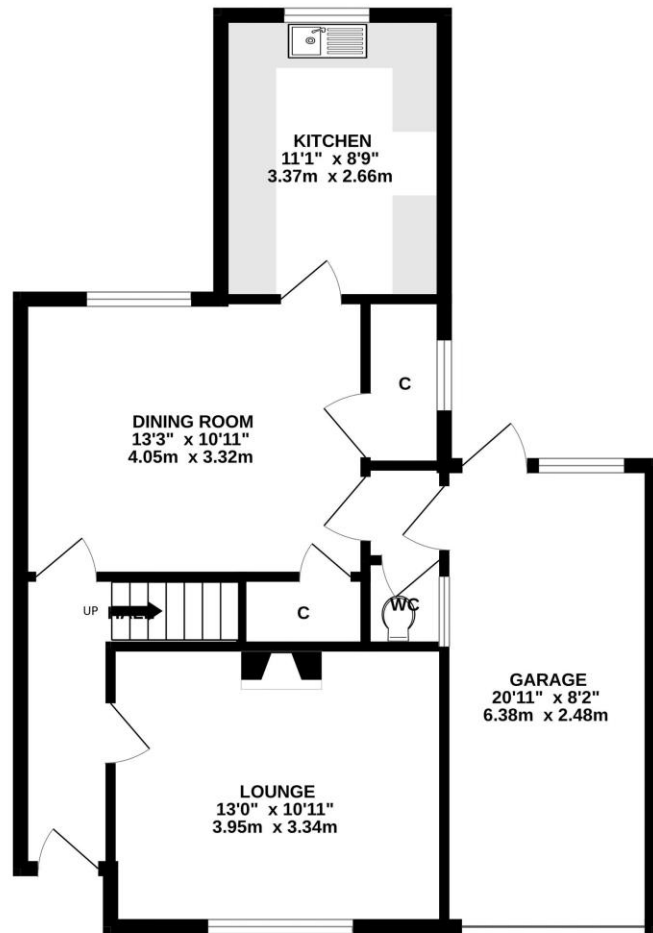
Key Features

- Garage
- Driveway
- Extension to the rear
- Good size garden
- Downstairs W/C
- Separate dining room
- Good size double bedroom
- Close to the town centre and amenities

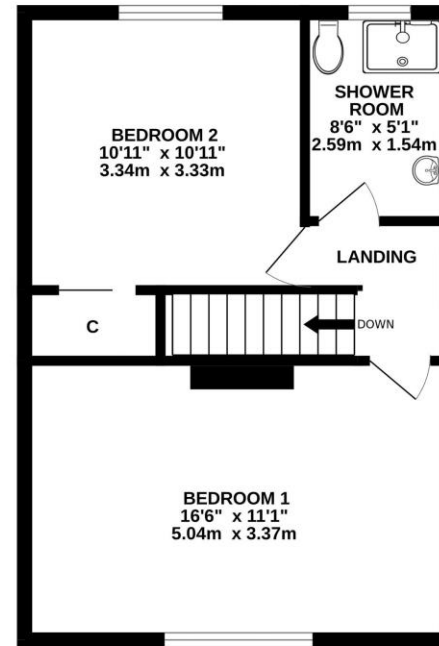




GROUND FLOOR



1ST FLOOR



Tenure: Freehold

Tax band: B

Property Location:

what3words///buzz.meal.blame

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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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	B
Asking price	£210,000
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 a tiled roof
Number and types of room	2 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultra-Fast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE VODAFONE O2 THREE
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.