



Nestled in the charming area of Holway, Taunton, this delightful end-terrace house offers a perfect blend of comfort and space, ideal for families or those seeking a serene retreat. Spanning an impressive 1,420 square feet, this older property, built in 1972, boasts a character that is both inviting and warm. Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining space for gatherings with friends. The property features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. Each room is filled with natural light, creating a bright and airy atmosphere that enhances the overall appeal of the home. The two bathrooms are thoughtfully designed, offering convenience and comfort for busy mornings or unwinding after a long day. Outside, the property benefits from off road parking and a garage, a valuable asset in this desirable location. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. In summary, this end-terrace house in Holway presents a wonderful opportunity to acquire a spacious and well-appointed home in a sought-after area of Taunton. With its blend of practicality and charm, it is sure to attract those looking for a place to create lasting memories.

Key Features

- A large, extended end of terrace family house
- Beautifully presented throughout
- 2 reception room
- Modern, fitted kitchen and utility area
- Rear covered porch & a garden room with hot tub & WC
- 4 generous bedroom
- Main bedroom with ensuite. Family bathroom and bedroom two with shower and wash hand basin
- Double glazing and gas heating
- Off road parking and garage to the rear
- A simply wonderful family house which really needs to be viewed to appreciate all accommodation on offer





GROUND FLOOR
1207 sq.ft. (112.2 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.

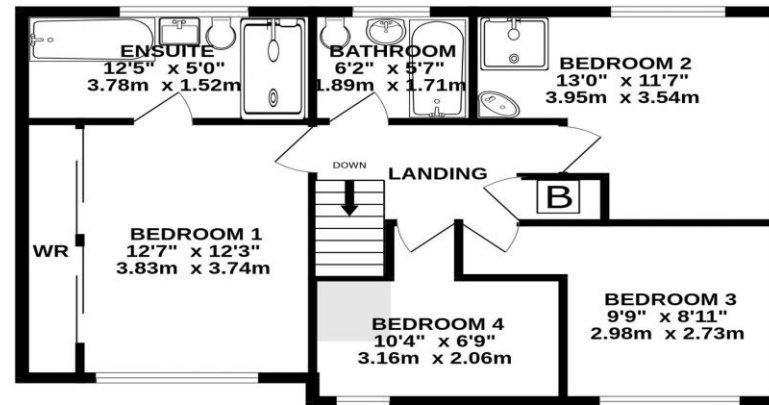
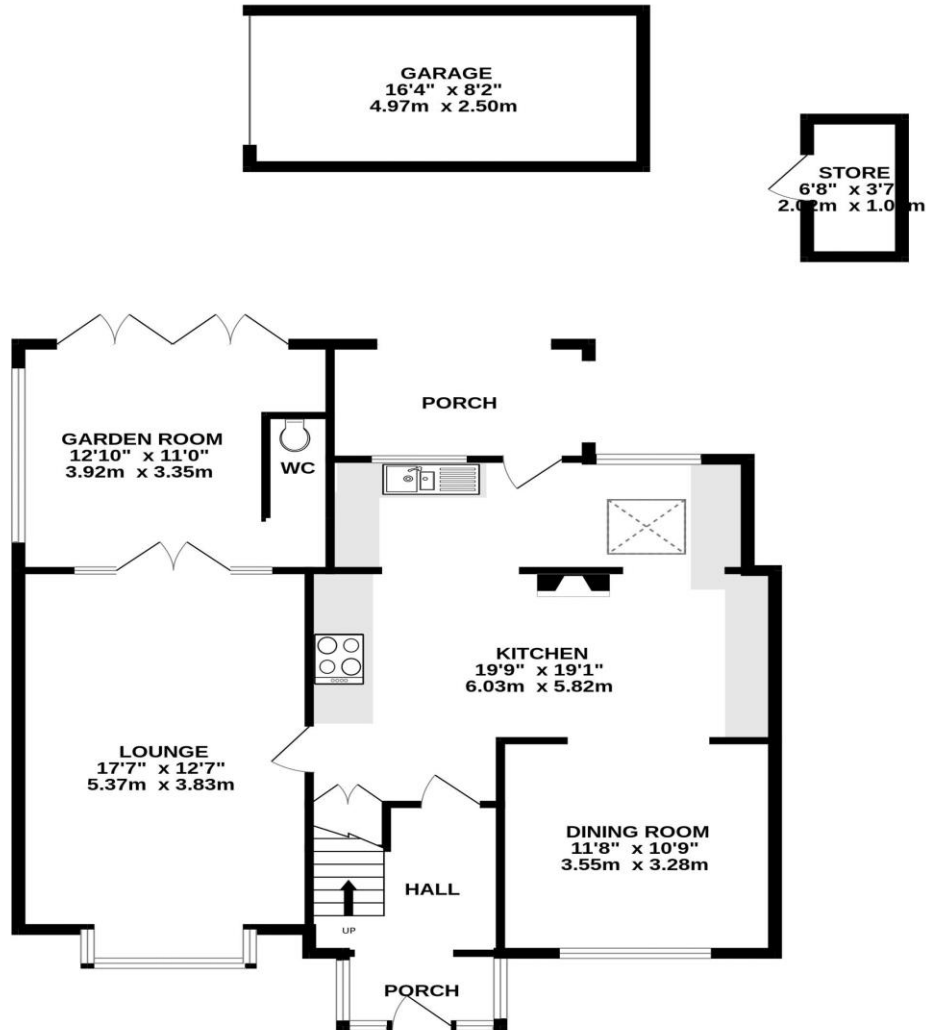
Tenure: Freehold

Tax band: B

Property Location:
what3words///upon.quits.guru

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



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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	B
Asking price	£375,000
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	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Up to 1800 Mbps with Thee & EE
Mobile signal/coverage	https://checker.ofcom.org.uk/ Outdoor coverage is good with 02, Three, EE & 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)*	C
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.