

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage.
Local Authority: Somerset Council
Property Location: w3w: ///cycles.moons.verse
Council Tax Band: E
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check : <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Low, Surface Water - Low
Agents Note: Details accurate as of August 2026

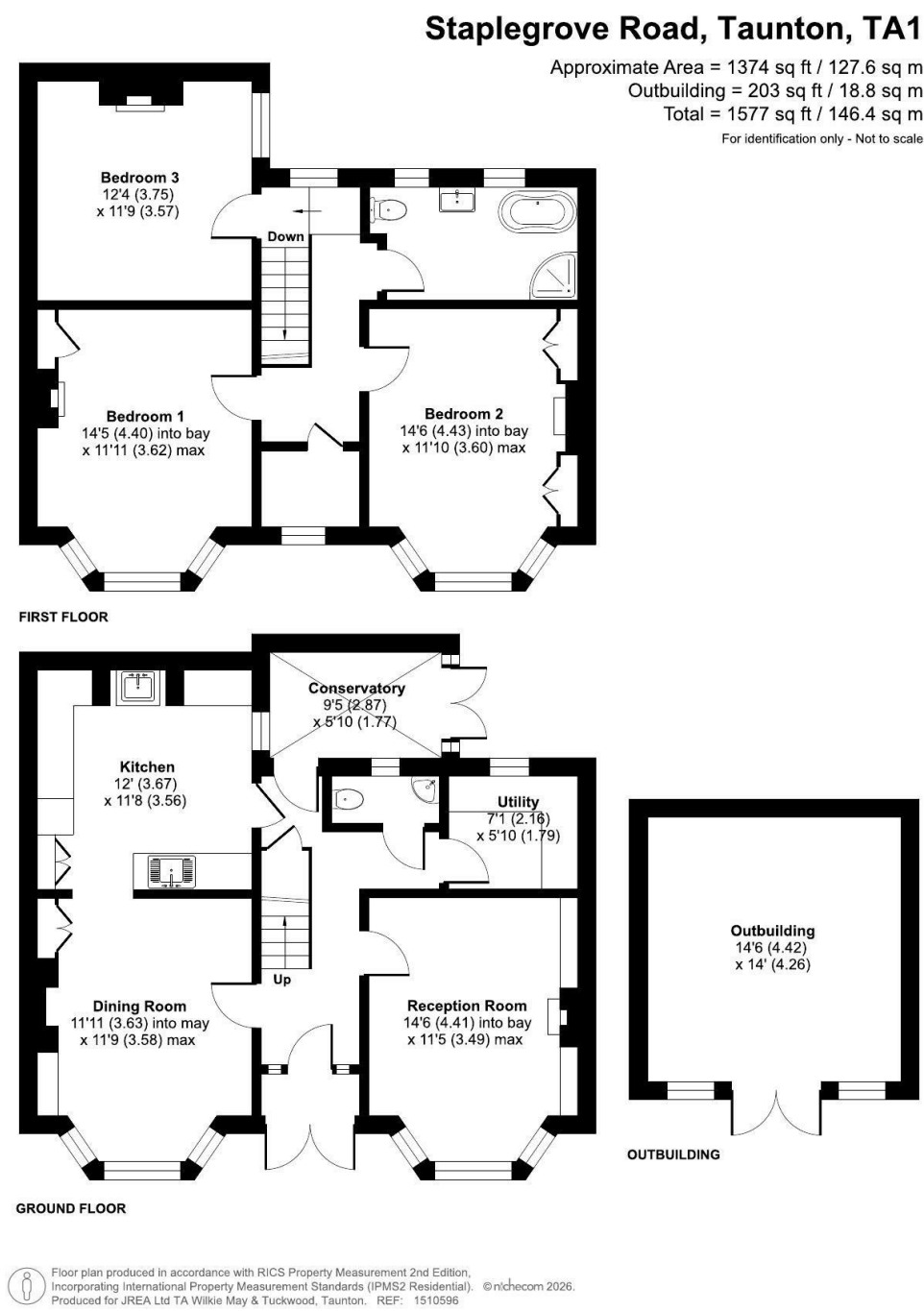


71 Staplegrove Road,
Taunton, Somerset TA1 1DG
£495,000 Freehold

3 3 1 D EPC

Wilkie May & Tuckwood

Floor Plan



Description

- Impressive Character Home
- Three Double Bedrooms
- Modern Kitchen / Dining Room
- Beautiful Period Features Throughout
- Convenient Town Centre Location
- Two Spacious Reception Rooms
- South Facing, Enclosed Rear Garden
- Gas Central Heating

Conveniently positioned within easy reach of Taunton town centre and the popular French Weir Park, this impressive late Victorian home offers a wonderful combination of period character and modern-day practicality. Dating back to the 1890s, the property comprises three double bedrooms, generous and versatile living accommodation, gas central heating and a good size, south facing garden.



The accommodation begins with an entrance porch leading into a welcoming central hallway, complete with original tiled flooring and stairs rising to the first floor. To one side is a well proportioned living room, centred around a log burner with a painted wooden surround and featuring a bay window, exposed wooden floorboards, picture rails and ornate coving. This is a warm and inviting reception space, with plenty of natural light and a wealth of period detail.

Opposite, the open-plan kitchen and dining room provides an excellent setting for both everyday family life and entertaining. A second log burner forms a focal point, while the large bay window brings plenty of light into the room. The kitchen has been thoughtfully fitted with a range of modern wall and base units, Belfast sink, integrated fridge/freezer and dishwasher, with a charming alcove providing space for a range cooker.

Across the hallway is a useful separate laundry room, with space for a washing machine and tumble dryer and a separate downstairs cloakroom with wash hand basin and wc. To the rear, a bright conservatory/sun room provides a peaceful additional reception area, with doors opening onto the garden and courtyard.

Upstairs, there are three well-proportioned double bedrooms, with the

principal bedroom benefiting from fitted wardrobes. There is also a versatile additional room, currently arranged as a dressing room with dressing table and chair, which could equally be used as a small study area or for further storage. The family bathroom has a traditional feel, with a roll-top clawfoot bath, separate corner shower cubicle, wash hand basin and WC.

Outside, the rear garden begins with a paved courtyard leading through to a generous lawn, bordered by established planting and complemented by paved seating areas. A summerhouse currently provides a cosy snug, complete with projector and screen, although it could readily be adapted for use as a home office, hobby room or garden retreat. A further shed offers additional storage, while double gates to the side of the property provide convenient access between the front and rear, particularly useful for bicycles, bins and gardening equipment.

Altogether, this is a truly individual home that offers something a little different, with an abundance of charm, generous accommodation and a fantastic location close to the centre of Taunton.

